

**MINUTES AT THE REGULAR MEETING OF THE COLUMBUS AIRPORT
COMMISSION HELD AT THE COLUMBUS AIRPORT
WEDNESDAY, NOVEMBER 20, 2019 AT 9:30 AM**

The following Commission members were present for the entire meeting.

<u>NAME</u>	<u>EXPIRES</u>
Mr. Carl Rhodes, Jr., Chairman	December 31, 2019
Mr. Thomas G. O. Forsberg, Treasurer	December 31, 2020
Mr. James Barker	December 31, 2023

The following Commission members were absent:

Ms. Tana McHale, Vice Chairwoman	December 31, 2021
Mr. Donald D. Cook, Secretary	December 31, 2022

Staff members present:

Amber Clark, C.M., Airport Director
W. Donald Morgan, Jr., Legal Counsel
Monica Stone, Human Resources Manager
Garry Parker, Maintenance Manager
Sonya Overton, Marketing Manager
Michele Renfroe, Flightways Columbus Manager
Andre' Parker, Public Safety Chief
Roy Hightower, Finance Director
Daniel M. Thomas, Sr., Airfield Operations Supervisor
Lillian Pevitt, Public Safety
Adrian Sellers, Public Safety

Others present:

Brian Thompson, RS&H; Phil Cannon, WK Dickson; Bill Tudor, Holt Consulting; Robert Boehnlein, Columbus Aero Service; Dan Dawson, River City Aero Club; Greg Russell, Pezold Air Charters, LLC; Mike VanWie, Michael Baker International; Terry Wiggins, GA Committee; Richard DesPortes, Austin Edwards, Speedbird Aero; John Stark, Stark Avonics; John Walden, III., Marty Flournoy

BUSINESS OF THE MEETING

Mr. Carl Rhodes, Jr., welcomed everyone to the November 20, 2019 Commission Meeting, prior to calling the meeting to order.

Motion by Mr. Don Cook to approve the minutes for the October 23, 2019 Columbus Airport Meeting; seconded by Mr. Thomas Forsberg and unanimously approved by the Commission.
Ayes: 3 / No: 0

CONSIDER APPROVAL OF LEASE WAIVER RECOMMENDATIONS

Ms. Clark stated that Ms. Michele Renfroe will be providing the information for the Lease Waiver Recommendations.

Ms. Renfroe stated during our lease update process this year we had several tenants asking for waivers for insurance, registrations and purchasing aircraft. Amber, James and I being appointed by the Commission as the Lease Policy Wavier committee met to go over the waivers to submit to the Commission for approval.

Mr. Charles Duke in 17G requested 2 years to get a registration and insurance liability coverage. We are recommending approval for waiver of 3 months.

Mr. Gary Kunday in 18B & 21F requested 3 years to complete experimental aircraft build. We are recommending a one-year waiver on both with a 6 month check in for progress.

Dr. Fred Flandry in 1A requested 3-6 months to get insurance coverage. We are recommending approval for waiver of 3 months.

Mr. Dan Attaway in 1C requested 3-6 months to get insurance coverage. We are recommending approval for 6 months.

Mr. Richard Knapp in 3A requested 3-6 months to purchase new aircraft. We are recommending approval for 6 months.

Mr. Calvin Kelly in 3E requested 2 years for children to get registration and insurance. We are recommending approval for 6 months.

Mr. Lance Dorman in 18E requested 1 year to purchase aircraft. Looked at several aircraft purchases that have fallen through. We are recommending approval for 6 months to review for progress.

Mr. Tommy Giles in 5G requested 2 years to get insurance coverage. We are recommending approval for 3 months.

Mr. Al Pickens in 6A requested 6 months to purchase aircraft. Has had several pre-buys fall through. We are recommending approval for 6 months to review for progress.

Mr. Forsberg thanked Ms. Renfroe for providing all this information in detail. Generally, he is supportive of all of this but, wants like to know if there are specific situations or circumstances why certain individuals wouldn't be given consistent treatment? He stated Ms. Renfroe had referenced that Mr. Attaway is going through and asking for a period of six months of time on his aircraft for insurance coverage, while Dr. Flandry is only receiving a three-month time period given.

Ms. Renfroe stated yes there are, some of the tenants do not have a current registration and insurance. Some of them have already applied for their registrations and they are in route so she shortened their time where it would only take three months or less to get their insurance. The only other instance would be if with insurance coverage, if they have an experimental aircraft, they may not be able to get certain types of policies. She has followed up with a couple of insurance companies, asking them about the liability portion of a grounded aircraft. Some of them may not have their flight time, their aircraft might be going through their annual. There should be no issues for them to get a ground policy for their aircraft. We want to make sure we are giving them enough time in bringing this information to you.

Mr. Forsberg stating that is fine, what the Commission is trying to achieve consistently across everybody in treatment. So, if there are specific reasons why they'd need more time or exceptions to policy, we need to understand that.

Mr. Cook asked Ms. Renfroe if the timelines work for the people requested? Has she had a discussion with them at all?

Ms. Renfroe stated yes, she has the lease waivers with her, they filled them out themselves as their particular request, when they signed their new leases signed, back in August and September 2019. She has already given them the time they requested, now she extending their time a little bit further.

Mr. Cook inquired if the tenants come up on the end of that time, and still need more time?

Ms. Renfroe said she would bring it back to the Commission Board, give the progress that has been made along with the issues at that time. Then we will bring it back through this process again if they are asking for an additional waiver for more time.

Mr. Cook thanked Ms. Renfroe.

Mr. Barker said this took a lot of time with this, we normally meet for an hour, this took two hours. We made some calls to industry professionals that we rely on for information regarding hangar leasing and insurance requirements. They gave us the necessary information to make these decisions. We did our due diligence on this and he feels comfortable for the decisions they made in time given to each individual party for accomplishing what they needed to accomplish.

Mr. Rhodes stated with the proposal and the recommended amount of time, the folks that have applied, do they know what will be considered?

Ms. Renfroe said they do not, so that's why we will go back through the process, it is based on what they were asking. It will go back for their approval whether they asked for between three months and two years to do certain things to their aircraft, it will go back to them now with the approval, none of their time was shortened. Once the Commission says yes, we are in agreement to this or if they have any issues on this, at that time we will bring it back to the table.

Mr. Rhodes thinks this a good point to be clear, we want to be reasonable to both ways, right?

Ms. Renfroe answered correct.

Ms. Rhodes if something is not going to work, for reasons that are obvious, or if is something that is not going to work, like building an aircraft and it will take longer than you think., we need to know that. No other questions than like the registration and insurance for Mr. Duke, he has three months to do that, and he already has his registration?

Ms. Renfroe said yes.

Mr. Rhodes, said with the timing on the request, Mr. Attaway has six months for his request? He asked Ms. Renfroe if these questions were what was addressed with Mr. Forsberg, correct?

Ms. Renfroe agreed, that is correct. The difference between the two tenants, having conversations with the tenants, knowing what they are asking for? Mr. Attaway is getting his annual and trying to get his flight hours back into the process so he needed the more time for the mechanic to do that.

Mr. Cook added to that, make sure someone is tracking this really well. If we get right up on the ninety days, and we have a meeting, cancel a meeting, or something happens we can put them out with warning. He thinks this should happen in sixty days, to make sure they have the warning to make sure everything is going okay? Because if not it will be on us not them.

Ms. Renfroe agreed.

Mr. Barker said here again, they are not here to put anybody out, or be a hard line, we are just to keep people accountable so they are not just utilizing the hangar for storage, that they are here to actively trying to engage with the GA Committee. We are here to work with you is the bottom line.

Mr. Rhodes thanked Mr. Barker for his guidance and leadership on this as it is important to all of us across the board to all of us. We have to have reasonable standards for all to follow in all instances where people need more time, and to understand that too.

Mr. Richard DesPortes asked if he could ask Ms. Renfroe a question concerning this matter?

Motion by Mr. Thomas Forsberg to approve the Lease Waiver Recommendations; seconded by Mr. Don Cook and unanimously approved by the Commission. Ayes: 3 / No: 0

Mr. Richard DesPortes asked Mr. Rhodes if he could ask Ms. Renfroe a question pertaining to hangars at this time.

Mr. Rhodes stated yes if it pertains to this matter. Go ahead and ask her now.

Mr. DesPortes said as Mr. Forsberg said, in being fair about the waiver. He was inquiring that both of Mr. Gary Kunday's hangars currently are holding vehicles. He has nothing against Mr. Kunday himself but, for those that who do have aircraft that need a hangar this needs to be addressed. If someone has an airplane to come here and be commerce for the airport and cater to them. You, are you familiar both of his hangars are used for car storage?

Ms. Renfroe stated that she had visited Mr. Kunday's hangars and has pictures of those hangars. She had a discussion with Mr. Kunday, and made it well understood that we are going to do a six-month progress review, that he has to show progress with both of his aircraft. In one of his hangars he has a fully function aircraft, has a problem with one of the wings in hangar 18. In hangar 21 basically has two aircraft pieces leaning against the hangar. The conversation Mr. Kunday and I had was he was moving some of his cars out, and he would show progress for that review. If he does not show progress, we will bring it back and let you know he has not shown progress with those aircraft.

Mr. DesPortes asked how many years has Mr. Kunday rented the Hangar 21?

Ms. Renfroe said she did not know how many years he has rented Hangar 21.

Mr. DesPortes stated he is not beating up on Mr. Kunday, I think you should rent the hangars and get the income if they are sitting there empty. The point he was trying to make was that you got a 1930's wing off of Buker Young Meister leaning against the wall on one side and maybe took it down before Ms. Renfroe went over there. I have no problem with that Mr. DesPortes stores stuff in his hangar around his airplane. The point he is trying to make was Mr. Kunday never had any intent to get the airplane going. He is not trying to beat up on Mr. Kunday, if we are going to make policies like Mr. Forsberg said, and they are going to be fair to everybody, let's have a real look at things. Did you see any progress or a wood saw or anything that would make you think there was a progress was attempted at all? He realizes he may know more than he should about this matter. He reinstated he has no intent honestly and thanked the Commission for listening.

Mr. Barker thanked Mr. DesPortes for bringing this up, in the spirit of trust and building that trust with the GA Committee moving forward. We have to get this new process, and start with our best foot forward and let people see we are going to slam the door on them and to give them a chance. Recently, Mr. Kunday had an injury, he fell, we were going to give him less time than six months, because of that we are giving him a little extra time.

Mr. DesPortes thinks that is understandable, as long as you are not keeping a person with an airplane out of a hangar. Again, he is not beating up on Mr. Kunday.

Mr. Barker told Mr. DesPortes he did not think he was. He just wanted to explain the why and why we are doing it. We have the best of intentions for everybody involved!

Mr. Rhodes stated it is a balancing act, trying to make sure everybody is accountable for each other, and for the Commission at the same trying to be reasonable with what everybody's relationship is. He thanked Mr. Barker again for your leadership across the board on this along with Ms. Renfroe. He asked Ms. Renfroe to let them know when it comes time, watching the deadlines, how they are doing, checking up on them, if we need to change things one way of another, as this is very important. Let us know when the deadlines are getting close and other any information concerning this matter.

Ms. Renfroe said she would.

**CONSIDER APPROVAL FOR THE AVIATION ENGINEERING CONSULTANT
SELECTION RECOMMENDATION**

On October 3rd the Columbus Airport solicited proposals from qualified aviation consulting firms to provide professional planning, engineering, architectural, and construction administration services in connection with the Airport Capital Improvement Plan.

The Commission received nine bid packages. Bids were submitted by: Alfred Benesch & Company, Crawford, Murphy & Tilly (CMT), Croy Engineering, Goodwyn, Mills Cawood (GMC), Holt Consulting Company, LLC., Michael Baker International, Pond, RS&H, & WK Dickson.

A selection committee was formed to review the submitted proposals based on the following criteria: Firm Qualifications and Experience, Key Personnel Qualifications and Experience, Relevant Project Experience, Time Management, Planning & Budget Management, Geographical Location, References, Performance on Past Similar Projects, Familiarity with the FAA and GDOT Aviation Programs, Workload, & Responsiveness to the RFQ.

The top three scoring firms, Holt, Pond, & WK Dickson, were invited to give a presentation and be interviewed by a panel consisting of Commissioners and the Airport Director. All firms presented and interviewed tremendously well.

Based on results of the presentation & interview I recommend the approval of awarding the five-year contract for CSG's aviation engineering consulting services to Holt Consulting Company, LLC.

Motion by Mr. Thomas Forsberg to approve the Aviation Engineering Consultant Selection Recommendation; seconded by Mr. Don Cook and unanimously approved by the Commission. Ayes: 3 / No: 0

Mr. Cook asked where Holt Consultant Company is located?

Ms. Clark said the main office is in South Carolina, the gentleman we will be working with is out of Newnan, Georgia.

Mr. Forsberg added and commended Ms. Clark on this forum for building this process, historically the Commission has developed great relationships with our engineering consultants, and we have done that differently, leaning on the relationship that the director has had directly with firms, the Commission has been involved in this process. He thanked Ms. Clark for organizing this process, totally agreed with the relationships with old consultants, specifically with these three consultants that really showed extremely well. This was an organized process including many other people, it was great opportunity for you which you achieved in leaning on our staff and having them weigh in on this process, which was really important because the consultants will be dealing with everyone at the airport.

Ms. Clark agreed on the staff participating and thanked the Commission.

Mr. Rhodes as Mr. Forsberg said the process was good, it is important that the team weighs in because they beat on the ground too.

Mr. Barker stated a great job!

DIRECTORS REPORT

Ms. Clark stated there would not be a Finance Report this month due to training, the reports will be provided in December 2019. Ms. Clark called on Ms. Renfro for Flightways Columbus updates.

FLIGHTWAYS COLUMBUS

Ms. Michele Renfro provided the following update.

- **Volume Report:**

We pumped a little over 63,001 gallons of fuel in October. Our total volume increased moderately year over year. We had a moderate decrease in Avgas which can be attributed to

a decrease in transient as well as home-base traffic this year compared to last year. There was a significant increase in our Justice fuel of 7,633 gallons compared to last year and a slight increase in Retail, Government Jet fuel and contract fuel had a moderate decrease. The Airline uplifts had a significant increase as well.

- **Hangars:**

We have several tenants on the field that will be vacating their hangar at the end of this month and beginning of next month. We will be calling customers on the waiting list to fill these hangars as they come available. We have added two new customers that are requesting single hangars to the waiting list this month. We have also called 2 new tenants on the waiting list to move into the 2 hangars that are available on the southwest side of the airport.

- **Self-Serve:**

Self-serve had a significant increase this year compared to last year. We have had increased activity this last month compared to last year at this same time. Home base tenants can attribute to 353 gallons of the 889 gallons sold.

- **Volume Report:**

We pumped a little over 62,000 gallons of fuel this September. Our total volume increased by 19%, year over year. We had a significant increase in Avgas this year compared to last year. The volume increase was a combination of having 49 aircraft from Aviator College at our facility during the hurricane as well as a significant increase in self-serve and flight training with Airventure and River City Aero Club. We had a slight decrease in Jet fuel sales due to several of our home base Jet Aircrafts being in maintenance over this last month. The Airlines had a 5,000-gallon increase year over year.

- **Self-Serve:**

We are at the quarter mark for the self-serve pump pricing decrease. Over this quarter we have seen increased activity for home base as well as transient aircraft. The fuel gallon increase year over year is 3%. Tracking fuel volume by customers show that transient uplift was 326 gallons compared to last year's sales of 195 gallons and home base uplifts were 458 of the total 784 gallons pump this month.

Comparative Airport List:

November 12th, 2019					
Airport ID	Name	FBO	Jet A +	100LL FS	100LL SS
FFC	Atlanta Regional Airport	Falcon Field	\$4.82	\$4.92	-
VPC	Cartersville Airport	Phoenix Air	\$4.50	\$5.75	-
DHN	Dothan Regional Airport	Aero-One Aviation	\$5.33	\$5.42	-
MDQ	Huntsville Executive	Executive Flight Center	\$4.80	\$5.26	-
HSV	Huntsville International	Signature	\$6.07	\$6.00	-
GVL	Lee Gilmer Memorial	Lanier/Champion	\$5.74	\$5.85	\$4.99
CHA	Lovell Field Airport	Wilson Air Center	\$5.99	\$6.06	\$5.12
MCN	Middle Georgia Regional	Lowe Aviation	\$4.58	\$5.19	\$5.04
ECP	NW Florida Beaches Intl	Sheltair	\$5.85	\$6.39	-
CSG	Columbus Airport	Flightways Columbus	\$5.31	\$5.61	\$4.35
		Average	\$5.30	\$5.65	\$5.05

PIM	Pine Mountain	3.89	4.5	4.2
EUF	Eufaula	4.3	~	4.98

Hangar Waiting List

CSG Hangar Waiting List			
Updated 11/14/19			
CSG Tenant Priority Move			
CSG Tenants Hangar to Hangar Requested			
Richard Knapp	10/27/2016	Single	Velocity
Roland Aut	10/14/2017	Twin	Stearman
Skip Williams	4/15/2019	Single	182
Chris Badcock	7/14/2019	Single	Cherokee
Greg Auten	7/29/2019	Single	Bonanza
Single Hangar Requested			
Steve Culpepper	2/27/2019	Single	Cherokee 180
Hiram Figueroa-Cruz	5/20/2019	Single	Cherokee 150
2LT Samuel Evans	8/20/2019	Single	Silvaire 8E
Frank Arnold	8/29/2019	Single	Airborne Outback
Flying Horse/Nelms	9/16/2019	Single	Maule
Richard Bailey	10/27/2019	Single	Cherokee 180
Earl Ingram	11/13/2019	Single	Mooney 20R
Tyler Freyburgher	11/13/2019	Single	172
Twin Hangar Requested			
Doug Evenson	7/15/2019	Twin	Stinson/Sorrell
Customers Waiting To Purchase Aircraft			
Bill Buck	4/7/2016		
Paul Watson	4/11/2016		
Will Foley	10/10/2017		
Omar McCants	4/30/2018		
Reed Hovie	11/19/2018		
David Lewis	3/25/2019		
Elijah Figueroa	10/28/2019		

MAINTENANCE

Mr. Garry Parker provided the following update.

- We are excited to welcome our newest team member, Mr. Jose Aviles to the Maintenance Department. Jose joins us as a Facilities Maintenance Technician, and he will be focusing heavily on hangar repairs as well as the terminal facilities. Mr. Aviles is a recent graduate of Columbus Technical College and holds both welding and HVAC certifications.
- Hangar Refurbishment update: During the month of November, we focused heavily on bird mitigation and lighting issues. A number of measures have proven successful in preventing birds from landing and roosting, including gel, spikes, and netting. Several light fixtures have been replaced and upgraded, with more fixtures ordered and scheduled to be delivered this week for exterior LED upgrades with photocells for hangars 11, 12, (2 each), 21, (two each) and 57.
- Hangar roof leak update: This past week, Harrison Weller Roofing conducted a complete assessment of all hangar roofs. We anticipate receiving the assessment report so that we can select the best course of action and move forward with roof repairs.
- Finally, we would like to recognize Mr. Richard Rosado as the November employee of the month. Richard has distinguished himself by going above and beyond his regularly assigned duties, volunteering to work overtime to tackle hangar repairs, and eagerly cross-training to learn new skills.

Mr. Barker stated he got to see at the airport firsthand the upgrades being done with the bird netting and lights on Hangar 13. He was watching the bird netting and we have to be thorough to do the job right the first time. Thanking Mr. Parker and his staff for getting things done and taking the time to get it right.

Mr. Rhodes asked Mr. Parker on a similar vein, on the timing and where we are on the schedule? I know sometimes when you are on a schedule, sometimes you have a hiccup, and have to recess, how do you feel, that we are good and staying on schedule/track?

Mr. Parker said they are even though they have had some hiccups, and we all want it done yesterday. Some of the issues initially addressed, we found them to be more complex, some lighting issues we thought to be a bulb or transformer, several lightning strikes out here that wiped out, so we have spent a little more than anticipated. With the upgrades on the hangars as mentioned previously, feel strongly that no one should fly in at night and have to feel their way around. To me that is unacceptable and it is unacceptable to you all. We are working hard to get everything back to minimum standards and beyond that.

Mr. DesPortes asked if there is an example of a hangar that has the work done and finished that you can show to somebody.

Mr. Parker not that we are finished with yet. We are four months into our eighteen-month refurbishment. If you want to let me show you a refurbishment also published on the website.

Mr. DesPortes so the website shows specific hangars.

Mr. Parker said no sir only on the work orders.

Ms. Clark reported we are not going through and finishing one hangar at a time with all the issues. So basically, we are trying to address some of the priority things, and they are really all a priority, so that is really hard to do. We are trying to focus on some of the doors, obviously the roof leaks, we have determined we needed someone to come out and give us a really good assessment and maybe will have to contract some things out. The pigeons, has been a big issue, so we are addressing that. So, we have not completed one particular hangar or the next hangar, pieces of certain issues we have with all the hangars.

Mr. DesPortes do you know the amount that a consulting company is going to charge you for them to come out and look at the overall condition of the hangars.

Mr. Forsberg stated this is a good question, you want to talk about the procedures and the process.

Ms. Clark said she does not have the total for that particular amount. When I got the hangar study quote the total was 20,000.00. That would include going to ten airports in our region, look at different economic factors, such as size of the city, demographics, GDP, population, operations, the same information that we used for ours, they did the same thing that we did. We did not pursue having them to give us a recommendation on the hangars, due to the price. So, we are kind of piece milling that right now where we feel we cannot do it in house, like the roofers giving us estimates, we will probably have to do this for the doors as well.

Mr. DesPortes do we have any hangars available right now for people to bring airplanes in.

Ms. Clark stated we do have some open hangars. Those will be filled with those on the Hangar Waiting List.

Ms. Renfroe stated right now the only hangars she has to rent are 6-D, 7-F. She said they have talked about the process of being able to work on the hangars, we need an empty hangar to put aircraft in so they can move out everything, to complete a hangar to one hundred percent, move the others in the empty hangar, continuing to use the empty hangar until all the hangars are refurbished, one at a time.

Ms. Clark stated that is especially important for some of the hangars is not a roof leak, but leaking up from the bottom, some of the sheet metal is rusted, or come loose, we have to pull everything out from against the walls to be able to see and access it.

Mr. Forsberg said so you are asking for a temporary hangar to put stuff while we complete work like that.

Ms. Clark yes, and we will put the tenant right back in their hangar, then move on to the next one.

Mr. Rhodes thanked Ms. Clark.

Mr. Greg Russell asked for a time line by hangar for repairs as he said there is four months into eighteen months. Does that mean I have fourteen months?

Ms. Clark stated it is going to depend how the work is going. Again, we have prioritized, we have been out there repairing some of the things are some of the doors. We have been out there working on the work order list. I don't want to specify the certain number of months as we work through the work orders, as she doesn't really have an accurate number. If you have specific concerns please address those with us and we will let you know where you stand on the work order list. We can notify you when you will be next.

Mr. Russell needs a date is all he needs to know. He said the hangar refurbishment program is what he keeps hearing. Is it a month or when exactly? He needs to know because too leave a \$3,400,000.00 airplane in water is not a good thing and you can't always be there to move it.

Ms. Clark but we are in the process of doing that, she understands what Mr. Russell is asking and his concerns.

Mr. Forsberg said we hear you loud and clear, we are all committed to fixing the problem. He thinks the question on the table from you is to give you an exact date. He is not inclined to overprice.

Mr. Russell doesn't want to be overpriced, just asking for a ballpark time.

Mr. Forsberg stated this will be a total of eighteen months.

Ms. Clark said the program for repairs started in July.

Mr. Forsberg stated we are working through it, this is an important relationship, we want to take care of these problems, please give us a little grace as we work with our employees and teams, without saying Mr. Russell a certain date at this time.

Mr. Russell believes they are working hard at this time, some of the stuff on his hangar work orders, will be somebody beyond Mr. Garry Parker., will require someone to be brought in.

Mr. Parker said sounds like Mr. Russell's contracting will be with a roofing company, which is one of the biggest problems on the field.

Ms. Clark stated they are waiting to get back from them of what the assessment was?

Mr. Parker stated the assessment was done last week, and he will continue to work closely with Mr. Russell's.

Mr. Russell believes Mr. Parker is trying very hard, contact is one thing, completing repairs is another. He gives Mr. Parker kudos for staying in touch.

Ms. Clark said that Mr. Parker has fixed some of the items Mr. Russell has addressed.

Mr. Russell small things, the roof, doors and other things are big things.

Ms. Clark said agreed, and that is why contractors are being hired for the big work orders, and those work orders will be addressed.

Mr. John Walden, III, stated in eighteen months.

Mr. Forsberg said Mr. Walden it is a big airfield.

Mr. Walden, III said you have already gone up on the rent by one hundred and forty-five percent. We needed parity across the airfield, and we have had low rent for a really long time, repairs cost money.

PUBLIC SAFETY

Chief Parker provided the following update.

Community

- Public Safety took part in the funeral procession for Columbus Fire EMS's Captain Eugene Hull. Captain Hull trained most of us who attended Rookie School here in Columbus and he was a champion for cancer awareness. He will be missed.

Fort Benning

- Chief Parker and Officer Keeler met with the Fort Benning Fire Department command & training staff. They would like to partner with our ARFF station to conduct joint training and information sharing. This will provide us with an amazing opportunity to train and build stronger relationships outside of our airport community.
- We have been invited to participate in a live burn training on November 25th and December 17th through 21st.

- We will conduct joint training classes here at CSG and Fort Benning.

ARFF Equipment

- Public Safety took delivery of the new vehicle, F-150. It will soon be outfitted with markings and lighting package.
- New SCBA (Self Contained Breathing Apparatus) have been ordered and we look forward to putting the new equipment in service.

Training

- Officers Richard Baran and Jason Brimhall completed Aircraft Rescue and Firefighting (ARFF) training course in Atlanta on November 1st. Both officers passed the (NPQ) National Board on Fire Service Professional Qualifications and State Exam. We are extremely proud of their accomplishments.
- Annual Live Burn was held at the Columbus EMS training facility on October 23rd and 25th. Staff attacked fires with Crash 2 and utilized handlines.
- Public Safety staff received training for Trauma Kit use in the event of an incident. These kits will soon be available and issued to officers.

Mr. Rhodes thanked Chief Parker for all his hard work, for all he and his staff are involved in with training, in continuing to keep all that going on.

OTHER MATERS

Mr. Rhodes said his commitment of the Commission term is ending and it is time for a renewal on that process, asking Mr. Don Morgan to speak on the process.

Mr. Don Morgan said the process submitting names to fill the vacancies on the Commission. One of the things that happens with regard to filling Commission vacancies is that names are submitted to city council. The process for submitting names and filling vacancies on the Commission was actually created in 1968 Constitutional Amendment that creates the Commission. He realizes he is going back a long way but, he is not sure everyone had this explanation, and surely has had it in for a while. The Commission was originally created by the old county, and he does not know why the county chose to create the process as it did. It is a little different from what happens with other Columbus, Georgia Boards, because most of those were created by the old city before consolidation. The process for the airport Commissions is that the airport Commission itself determines who it wishes to add to the Commission and submits names to the governing body, formerly the county commission, now the council of Consolidated Government, and the Consolidated Government basically ratifies your choice. In the past, Consolidated Government passed the resolutions. One of the resolutions was they required three names, but the reality of it is because they want three names not just one name, so there is no reason to get into a fight over that. So, historically and by your own by-laws, three names are sent to council. Council then may choose from one of those three names, or reject all three even though that has never happened before. A time or two, when one name has been sent down so they would come back through the clerk of council. Then the Commission would send three names back. There was a resolution, and he is not sure if the resolution is still in effect. There was a resolution that requested parity between board members being from said district 16 and from said district 15, he believes the district lines have moved since then, he is not sure Council would even consider that, the whole point was that Council wanted to ensure there was diversity on all the boards. This Commission has always been sensitive to that requirement by trying to make an effort to have diverse people on this Commission. Back to where we were going though, historically though when there has been a Commissioner who is eligible to repeat a term, one name has been sent, not always, more often than not. It is my understanding, the council has asked for three names this time, and his understanding three names have been sent I believe.

Mr. Barker said that is correct, last week on Monday, City Council decided to delay the vote as there was only one day as to when the names were sent prior to the vote.

Mr. Morgan stated they have pushed it now to December 3, 2019?

Mr. Barker reported that was correct.

Mr. Morgan reported this is where we are on the process. It all comes from you the Council does not get to pick a name, their involvement is to choose from the three names you send down. The old county Commission in their wisdom assumed the best place for commission members to be chosen was by people sitting on the Commission, and that is the way they asked it to be done, and that is the process that is still in place. By the way, it is a process that cannot be changed because this was a local constitutional amendment, the constitution has been rewritten a couple of times since 1968, in local amendments when carried forward as this one was carried forward it cannot be amended.

Mr. Barker stated in talking for the future, he knows a lot of people put their name in the hat this year. He encourages anybody who wishes to serve on this voluntary Commission, we encourage you too. Please reach out to us, develop a relationship with us, so when it is time for names to be sent in again, we will have a relationship, we will know what intentions are, and we will know what you will bring to the board. We have to have a well-rounded group, each of us bring our own strengths from our professional careers to this board, that brings a lot of value to the board. So, we encourage you to have a relationship, people can submit names directly to us and have no relationship with us, that is perfectly legal, at the end of the day, as all of us that sit up here, have to get along.

Mr. Cook inquired how many terms can a Commissioner serve?

Mr. Morgan reported one five-year term for two terms. The constitutional amendment does not have term limits in it. The Council will not appoint anybody for a third term on any board. So that is fine. This Commission has honored that.

Mr. Cook added we did have a lot of interest in this board. At the end of the day I am all about Columbus, I love this city, and I love the community, and the people that are here in it. We want everyone to serve, so, if we receive your name and we have it in, there will be an honest assessment, how can we do that, if your name was submitted. If your name was submitted, so we do have your name, and you are interested next year, reach out to us early next year. We do have open when someone is leaving the board after serving ten years, we will reach out to you next year, and reach out to us and let us have your interest along the way. Don't think it is closed out, it is not the case, anyone who comes before the board, we will seriously consider anyone who comes before the board, in the sense of how you serve the community? Each of us bring different value to the board and that you are a good fit. We will seriously consider you, focus on leadership, value, lot of times, we do care! He encouraged those interested to stay in contact. A lot of us spend a lot of time doing this. We need legal people, people from the GA Committee that can really give us their expertise, if we are doing this right or wrong? If you look at the value as an advisory board, the pressure can really get up there. If we don't get it right, we will try to fix it, we want your input, we need you on the board, your input is needed, and we want you on the board. If your name was submitted, there is an opportunity for you, and we are interested and we want you to be part of the board. The names submitted were all considered.

Mr. Patrick Steed stated on the names that were submitted to Council, the Council was explicit they wanted an option of a pilot from the GA Community, who had vested interest in the airport. You all only one name, was a pilot that has a hangar at the Columbus Airport, why wasn't there more names submitted.

Mr. Barker stated we sent that name down that name out of respect from what we were hearing from the GA Committee. Some of them had a relationship with Mr. Clint Thomas in regards to his intention of wanting to serve. When Council sent back, requesting they wanted three names we included his name. As far as the Commission is concerned, we think it is our due diligence to support Mr. Carl Rhodes, Jr., he is an attorney and he brings a lot of value to our Commission. With him we have an attorney on the counsel that is free, awesome! He has served honorably and well and that is why we support him but, we wanted to serve you all respectfully and so we sent

down Mr. Vincent Woodward, you had a chance to send down another pilot, so why was Mr. Vincent Woodward's name was submitted.

Ms. Clark stated that Mr. Vincent Woodward was recommended to us by a city counselor. He is a retired pilot and had vested interest in the airport. That is why his name was chosen and submitted.

Mr. Barker said they also, had conversation with them prior to submitting the names, we had a relationship who he was and what he was about. That is the important conversation going forward, if you all want to serve, let us know personally that you want to sell, and what you will bring to the table.

Mr. Walden asked what is the legality as far as at the airport doing a job at the airport and getting paid by the airport. Is that what you would call a conflict of interest?

Mr. Morgan the conflict if you vote on a contract, that is in the code. Example was if there is a vote and a Commissioner has a connection with a company, that person could not vote.

Mr. Cook said that happens a lot, if you are involved in certain conflicts of interest, to make sure, and there are some binding things that we have to accept and sign all those forms to complete being sworn in. After ten years when someone has served on the board, then you can submit the three names as chosen on the Commission Board.

Mr. Forsberg, said they take this type of thing as a conflict of interest. This type of conflict we would take very seriously, he was glad Mr. Walden brought this matter up.

Mr. Morgan provided former information as when a loan with Synovus came up, because Mr. Forsberg pulled his self out due to him being a banker. Same things happened in discussion years back when Mr. Sanders Griffith was on the Commission when Synovus came up and Mr. Jack Pezold when contracts with the FBO came up, and he resigned with the Commission as he expressed at the time because he was owner of the FBO.

Mr. Forsberg said he was not aware that the council were explicit that they wanted a pilot on the Commission. We are very proud to have Mr. Barker on the Commission.

Mr. Steed stated Mr. Barker is not as vested in the airport as they are.

Mr. Walden, III., said his rent did not go up one hundred and forty-five percent.

Mr. Steed said his rent went up ninety-eight percent. This whole process the rent is going up thirty percent, three times, I express that is not a representation that your rent goes up that much. It was not a discrepancy in that aspect of it, he feels you all thought the price needed to go up so it was raised up. He is glad the Commission is pushing in going forward to sit on the Commission that has a hangar at the airport. But, sending out only one name, there should have been more than one name, was a little out there.

Ms. Clark stated regarding the rent increases the information Mr. Steed provided was not correct.

Mr. Walden, III said they should have done very much better for these activities out here to what they are doing.

Mr. Cook stated he openly disagreed, because he gives up his time and his expertise, holds his MBA and is almost finished with his doctorate, he knows business and understands how it works. The second piece he wants to make sure he is very clear on, no one here to hurt anyone or to do something wrong by someone. You are able to come in here and voice your opinion and you are able to look at that and take at that and need five different people to see what is best today. If you put someone on the board you need two more people to agree with him. One individual does not change it, it changes because we work together, listen to one another, and we do the best outcome for one another. These gentlemen, have given their best shot at it, can't think of tell you how many times, tell me what is best, give me your advice. In the past, if we were looking it up, he looks at how we pay our employees, he looks at the expenses, he makes sure we are not over inflating anyway that would have to take any some more money from any tenant here on the ground. He does feel we owe the tenants a better hangar for the pricing they

are paying, that is something we have to do. We are also, a government agency and we just can't move the moneys around and get it done as if you could in a private agency, where you own the money, you control it, so you through it in a pile and fix it. We can't do that, we have to work through an eighteen-month period, we have to work through this process, even the city government works through that process. He shared speaking to the gentlemen if you tell me, this is what you need to be doing, he is going to try to do it he will not fight you in any way, that wall is not there. We do have some hard facts that we have to deal with, they have to make sure those things are in line. He apologizes the hangars are not in line, he feels for all tenants, and he said they will do everything they can to get them in line, he will do all he can for everyone. He will hold every employee accountable if they don't do something that they can do, that we should have done, there are things we can't do but, if we can do it, we will do it. If one person doesn't make it, any citizen in this community should be able to serve on this board, that is what it is all about. The make-up of this board to include this gentleman here, it is solid, its strong, they do not have to serve on this board to get their opinion in, in the long term, if you got the best idea, I will support it. If you have a better way to do this, we will implement it. Nobody is not going to do that. We are trying to get the funding to do that.

Mr. Steed said this is not directed at the hangar right now, not saying you all are making good or bad decisions right now, we are all human, and we have to make the best decisions we can. All he was simply saying that he feels, there needs to be someone that is paying for a hangar to sit on the Commission Board. You don't have anyone paying for a hangar, needs someone on the Commission board to voice what is going on there and someone to be able make decisions too and vote.

Mr. Cook said so he can agree to disagree, because if you are not on this board, if you tell me a better way to do it, I will ensure you I will instruct Ms. Clark to look at it to see if we can implement it whether you are on this board or not, we owe you that. I don't know if you see the fine point, his frustration with the statement that someone has to be on this board. He believes someone has to stand up and tell us, they have to present it to them a way they can do it, and we owe them an answer back why we couldn't do it that way. He feels this is the process, not that it requires it, he respects Mr. Steed's opinion and where he was coming from, he feels a board just has to have good people that use common sense.

Mr. DesPortes asked how Mr. Clint Thomas name come about?

Ms. Clark said at the last GA Committee meeting, we were discussing Minimum Standards, he was in attendance with lots of other people. A conversation came up, he expressed interest in the Commission and that conversation continued to further along.

Mr. DesPortes thanked Ms. Clark.

Mr. Cook asked what would be a better way or another way to do this?

Mr. DesPortes said look at your numbers, he can agree and disagree, he has been here on the airport for forty-four years, he has watched it, and you do have to be a smart person to see what has happened. The GA people have been running around, now we are beat up on with raising the rent on the hangars, now it's how to fix the hangars eventually. It is not Ms. Clark or Ms. Renfroe's fault, it was a long time coming, it just seems very harsh how it was done. My particular hangar rent in hangar 11 Bay 5, my rent was going up two hundred and seventy-nine percent in twenty-four months. Now he cannot put a PC12 here, the one place I had, I moved out of because of the increase. He believes it is hurting economy.

Mr. Forsberg said that was awesome and appreciates what Mr. DesPortes just identified as it marries up with his view. Everybody is talking about the percentage the hangars went up. His view is that we haven't addressed that we had really low rent across the market for you guys. Part of our issues with this terminal and hangars, we have not had the income available to make the needed repairs, so we have had to make financial decisions in order to produce the cash flow to pay for the repairs.

Mr. DesPortes asked if Mr. Forsberg if he was aware of the scale of how much you have gone up on the hangars in the last five years except for this past year. Because for ten years before that, it

takes a long time. Guess what is going on out there with economy, every single year the cost becomes more expensive to do everything.

Mr. DesPortes asked Mr. Forsberg he believes he has more or less GA Tenants out here?

Ms. Clark said we have a waiting list.

Mr. Forsberg believes we have a waiting list.

Mr. DesPortes asked if Mr. Forsberg believes we have more or less GA Tenants this year compared to last year.

Ms. Clark all of our hangars are full. To address the fact the statement you made in other Commission meetings that this airport is on the decline. She does not see this since she has been here personally, our operations have increased every year, they have increased sixty-five percent in five years, we have also had our enplanements increased thirty-four percent the last five years, fuel has increased by eight percent, and it is continuing to grow. We have Mr. Robert Boehnlein at Columbus Aero Service who is continuing to pursue different certifications for maintenance. We also have, River City Aero Club who is looking to expand here, and now has three airplanes here we are continuing to grow. We have our terminal project that is going to address some of the disrepair here, and we have also, started a hangar refurbishment project. These are all things we have achieved over the years; she doesn't see the airport declining she sees it growing.

Mr. DesPortes said the GA Committee has declined.

Mr. Cook was chair he created GA Committee about seventeen years ago because we were dealing with this type of issues. The goal was that the GA Committee would be presenting goals to the Commission. We were missing the GA Committee voice we changed some rules to create that. In his mind people do business with people they know, like, and trust. He believes there is a trust issue, because when we tell you we will have your hangar complete in eighteen months, we owe you that to build trust with you. We need to show you that we are genuinely going to fix it if we are going to raise up your rent, he can see your frustrations with this. Previously you had let downs in the GA Committee where Mr. Russell and I would talk realizing things would not be done for the GA Committee. We owe you, he is coming from the bottom of his heart, to find a way to build your trust! He shared with everyone in the case as professionals, we genuinely get it and the GA Committee needs to give us some formal plans, and if that is no long working, tell us it is not working. We have an empty seat coming up next year, build your longer relationships, show us how that is going to work. He has no problem with having someone from the GA Committee, he openly commits, to that if they can make the airport better, he will lobby those people as much as he can for the three votes.

Mr. Barker said to speak of this, if the GA Committee has a voice, asked Mr. Flournoy to back him up on this, when ya'll asked us to stagger the rent increases by thirty-three percent over a three year period, did we not listen and recommend that?

Mr. Flournoy said we on the GA Committee, the rent increases were brought to us as a full-blown conclusion. One of the inputs they gave, rents in Columbus, GA in many cases have been stagnate for over 10 years. There are new problems that have come up where their rents are one hundred percent more than I have in my portfolio. To arbitrarily decide that we are going to raise the hangar rents that are forty plus years old, in need of repair, you can't do that in the real world. We men gated the impact, we had no idea people were going to incur a hundred percent increase.

Mr. Barker you all asked us to lower the fuel, we listened, and made those changes in lowering the price. That was a positive change.

Mr. Flournoy said that was great.

Mr. Barker we listen to you all, in the GA Committee, we had a relationship with Mr. Clint Thomas, a business owner, pilot, rents a hangar on the airfield, he showed interest so we recommended him to council for the Commission. All of you that want things changed in the GA Committee, be active on the GA Committee.

Ms. Clark added and come to the GA Committee Meetings.

Mr. Cook asked Amber, because he gets the pain now from the discussion for the GA Committee and that is what family does, he needs to know what if we did not raise the rent this high? He stated he does not want to pay for something that is not the way I want it to be. He really needs to know why and what is the impact financially?

Ms. Clark, we have not raised the rent for the repairs, that is not why we raised the rents. She has a whole presentation that she will be glad to present it to everyone when it is convenient for their schedule and she has shown it to several others. We went to fourteen different airports, Harris County, Auburn has some nice hangars where Albany's hangars are falling down and Valdosta's hangars are in disrepair. When we came to the rates for the hangars, we did not go to the highest we went to middle or lower ground. The price is not based off of, the price was based off the condition of the hangars of the viewed airports and she has all the information and pictures that anyone can look at, as the decision has already been made.

Mr. Cook has another question, on the top end as it graduates up, is that part of how we are going to repair that up to it? The pricing has nothing to do with it? This is what we feel is far market value for this piece of property in this city.

Ms. Clark said that is correct.

Mr. Terry Wiggins, chairman of the GA Committee, the main concern that he has heard from everybody, when we raise the rates why did we arbitrarily go all the way up? He doesn't think the money comes in or breaks even then why go up on the rent, see where the progress is. Our biggest thing we want you as a board to know, see what it cost, and use our side to pay for nothing else but, our side.

Ms. Clark this is not an arbitrary number, we did take into account that, we look at the fair market value, everybody has got cost to hangars. We want to make sure we are at a rate to fix the hangars as they are now and keep them fixed as we go along.

Mr. Wiggins does not disagree he would like them to go year to year, review it each year.

Mr. Roy Hightower, Director of Finance at the Columbus Airport stated he wanted to speak to the point the revenues from the Hangars and Tie Downs were \$25,746.00, the salaries at the FBO, which most of them are \$10.00 or so per hour, their overhead was a total of \$26,498.00. The misconception is that we are trying to make revenue, is not the case, and that is just from one month. The total percent of revenue for hangars and tie downs is four percent.

Mr. Wiggins if you all could provide us a break down to let us see ourselves on the rents, after time we have some money, maybe you won't have to go up again.

Ms. Clark said the next GA Committee will be held on December 17, 2019 and she will be glad to present the whole presentation at that meeting if Mr. Wiggins and the GA Committee would like her too?

Mr. Cook said we have had some lovely discussion today, if any of you have better ways to do things, he wants to see it, and he will fight for you and your ideas, he will read it, we should break even, send it to me and you show me how to make it better, anyone that has been out here for years, you have a love for this place and somewhat has an ownership too, I will fight for you and respect you! I will definitely bring it before this committee anytime. We are going to make sure, we are breaking even but, that should not be off the back of anyone particular part of our organization, if we are doing that, we are wrong. We should find a way as a government enterprise to generate income for this organization not from one group of people here on the operations. He hopes we leave here as friends, no malice or intent to be wrong in anyway today at this meeting. He will be here for you and if there is a way to get better, we want to do it. He wants to leave an open invitation to anybody here and interested in filling a vacancy seat on the Commission Board.

Mr. Russell said other than Mr. Clint Thomas, what about the others that are interested in being on the Commission. Why didn't we send a pilot for forty-four years, mechanic for forty-four, and a business owner for forty-four years, why over a young pilot.

Ms. Clark there will be a vacancy next year, so we are putting the word out there right now. Everyone is welcome.

Mr. Forsberg said if we make for passive, am I going to sit back, waiting for a vote, if they need a reminder they are not interested. He prefers someone to be pro-active. We have someone here that has done a fantastic job in Mr. Rhodes has led many hard and longer meetings than several of us has never had to do when we were the Chairman. Therefore, we did submit Mr. Rhodes for another term.

Mr. Cook has seen this thing work many different ways. We do owe to the public to put it out when a vacancy on the Commission Board is coming available. He thinks we need to mirror that in August and September so it is already out there by October. We need to formalize what we are sending down, we got to at least put the three-month vote time to go through the process. Going back, I would start six months out, to talk to people interview them, then come in as we should be announcing in advance the three names that would be submitted. Everyone needs to have a fair evaluation.

Mr. Forsberg said we have a policy and a Nominating Committee in place already. If someone is interested to fill the vacancy, we want to know. Mr. Barker we talked to a couple years prior to him becoming a Commissioner. Ms. McHale was voted as a Commissioner after some years, who works at Pratt Whitney and a perfect candidate as of Commissioner with her career.

Mr. Austin Edwards asked if the Commissioners would be willing to go out on the ramp with some of the GA Community to see some of the repairs been done. I think you will have some of the distrust some of us have when you view the repairs.

Mr. Rhodes said prior to the next GA Committee Meeting, we would like to go with Mr. Edwards and look at the repairs he is referring to.

Mr. Barker agreed to go out and see the repairs and any other hangars or any things of concern from the GA Community.

Ms. Clark announced Wednesday December 18, 2019 will be the next Commission Meeting at 9:30 A.M. and the GA Committee Meeting and the Minimum Standards will be discussed on Tuesday, December 17, 2019 at 5:30 P.M.

Mr. Cook would like us to leave on a high note! Mr. Rhodes is a positive person, he doesn't look for the dark side, has had to make tons of decisions. He thanked him for his service, his input, has been a good legal scholar, a hardworking chairman, and presented him with a positive leadership coin.

Motion to adjourn the meeting by Mr. Thomas Forsberg was made: seconded by Mr. James Barker and unanimously approved by the Commission. Ayes: 3 / No: 0

There being no further business the meeting was adjourned at 12. 17 P. M.

APPROVED:

Mary Scarbrough, Secretary

Mr. Carl Rhodes, Jr.,
Chairman