

## MINUTES

Mt. Airy/Surry County Airport Authority

January 5, 1995

A meeting of the Mt. Airy/Surry County Airport Authority was held at 4:30 p.m. on January 5, 1995 at the operations building of the airport. The following members were present: Thurman Watts, Don Holder and Cam Barnett. Also in attendance was attorney, Carl Bell.

The 1996 - 2000 TIP (Transportation Improvement Program) was discussed and modified. Cam Barnett made a motion to accept the TIP as proposed. Seconded by Don Holder, the motion passed. A copy of the TIP will be placed in the minute book.

The HHH Landscaping lease has been prepared. Dickie Hodges has surveyed the property for Mr. Cook and HHH Landscaping. HHH Landscaping will do snow removal for the Airport Authority for \$35.00 per hour.

Bud Kilby of Renfro Corporation contacted attorney, Carl Bell. He will accept the site north of Spencers' hangar to build the Renfro hangar. Carl Bell will submit the lease agreement to Renfro.

The Pike Electric lease is ready to be signed.

There being no further business, the meeting was adjourned.

Respectfully submitted,



Don Holder, Secretary

1995 TIP

AIRPORT IMPROVEMENT PROJECTS						
PROJECT DESCRIPTION	STATUS	YEAR	TOTAL COST	FAA SHARE	LOCAL SHARE	STATE SHARE
Terminal Building <i>R-9 JAW b/d</i>	REQUEST	96	<i>75,000</i> \$187,500	\$0	\$93,750	\$93,750
Terminal Building Parking	REQUEST	96	\$15,000	\$0	\$15,000	\$0
Pave Hangar Access Road ?	REQUEST	96	\$30,000	\$0	\$15,000	\$15,000
Strengthen Existing Apron	TIP (95)	96	\$50,000	\$0	\$25,000	\$25,000
Strengthen Runway	REQUEST	98	\$400,000	\$320,000	\$40,000	\$40,000
Localizer Facility & Outer Marker	TIP (97)	97	\$300,000	\$0	\$150,000	\$150,000
<del>Clideslope Facility</del>	TIP (98)	98	\$400,000	\$0	\$200,000	\$200,000
Partial Parallel TAV (RW 36)	REQUEST	98	\$300,000	\$240,000	\$30,000	\$30,000
Apron Expansion (10 Aircraft)	REQUEST	99	\$80,000	\$0	\$40,000	\$40,000
TOTAL			\$1,762,500	\$560,000	\$608,750	\$593,750
		FY	TOTAL	FAA	LOCAL	STATE
		96	\$282,500	\$0	\$148,750	\$133,750
		97	\$700,000	\$320,000	\$190,000	\$190,000
		98	\$700,000	\$240,000	\$230,000	\$230,000
		99	\$80,000	\$0	\$40,000	\$40,000
		00	\$0	\$0	\$0	\$0
		TOTAL	\$1,762,500	\$560,000	\$608,750	\$593,750

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To <i>Inurner Watts</i>	From <i>Dawn Riley</i>
Co.	Co.
Dept.	Phone #
Fax #	Fax #

## MINUTES

### MT. AIRY/SURRY COUNTY AIRPORT AUTHORITY

January 26, 1995

A meeting of the Mt. Airy/Surry County Airport Authority was held at 4:00 p.m. on January 26, 1995 at the operations building of the airport with the following members present: Thurman Watts, Carl Kassen, Don Holder and Dick Wimbish. Also in attendance were attorney, Carl Bell, Dick Winkler of Winkler Consulting and Dwayne P. Bryant of Omega Construction.

Chairman Watts opened the meeting and introduced Dick Winkler and Dwayne Bryant. He informed the members that this was a special meeting for the purpose of solving a problem concerning the placement of a fuel pump to pump fuel into aircraft from the storage tank. Omega Construction is having trouble with the Surry County Fire Marshall with placement of the pump. Mr. Watts briefed the members on what has taken place and asked Mr. Bryant to brief the members on a proposal that has been approved by the Fire Marshall and the Commission of Insurance. After Mr. Bryant's presentation and some comments from Mr. Winkler (fuel consultant for Omega Construction), Mr. Bryant asked the Authority members to approve his request as presented to the Airport Authority in a letter dated January 24, 1995. After some discussion, Carl Kassen made a motion to approve the request as proposed, including the following:

- (1) An easement to permit installation of the fuel filling station as shown on Drawing C-1.
- (2) A notarized letter stating that no future structures be built within 100 feet of the fuel tank.

Seconded by Don Holder, the motion carried.

HHH Landscaping will be responsible for snow removal from the runway and taxiways.

Carl Bell presented the lease agreement with HHH Landscaping for review. The Authority members have approved the lease agreement, but will have to wait 30 days from the date the ad is placed in the paper. Our next meeting will be March the 7th. This will give 30 days for the ad.

Chairman Watts briefed the members on the status of the hangers that some aircraft owners are planning to build. Gene Reese is putting everything together.

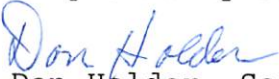
The minutes from the meetings on Dec. 1, 1994, Dec. 13, 1994 and Jan. 5, 1995 were reviewed and Carl Kassen made a motion to approve them. Seconded by Thurmond Watts, the motion carried.

The FBO reported that 17 runway lights have been broken. This is the third or fourth time this has happened. It is believed that children from the nearby houses are responsible, even though

no one has seen them. The sheriff's department should be called when things like this happen. Carl Kassen and other authority members will look into the problem.

There being no further business, the meeting was adjourned.

Respectfully submitted,



Don Holder, Secretary

## MINUTES

### Mt. Airy/Surry County Airport Authority

March 7, 1995

A meeting of the Mt. Airy/Surry County Airport Authority was held at 4:00 p.m. on March 7, 1995 at the operations building of the airport. The following members were present: Thurman Watts, Chairman, Dick Wimbish, Cam Barnett, Carl Kassen and Don Holder. Also in attendance was Attorney, Carl Bell.

The minutes for the meetings of Dec. 13, 1994, Jan. 5, 1995 and Jan. 26, 1995 were reviewed and approved.

Chairman Watts informed the members that the ad in the Mt. Airy paper advertising the land which HHH Landscaping wants to lease has resulted in no other offers. Cam Barnett made a motion to lease the land to HHH, seconded by Don Holder, the motion carried. The land being leased to HHH is not necessarily for aviation purposes.

There have been more runway lights knocked out. It is believed to be someone riding four wheelers. Blue glass was found on the south side of Hwy. 52. Four wheelers are going thru the culbert under 52. This will be looked into!

Bill Cook has requested to buy a small piece of land in front of his house to make the road straight, approx. .28 acres. Carl Bell will report at the next meeting on the cost per acre that the Airport Authority paid Mr. Cook for the land.

HHH Landscaping has offered to mow the grass on the airport for \$22.00 per hour. Thurmand Watts will check with Noland Kirkman for his price.

Chairman Watts read a letter he is sending to Pike Electric regarding their lease and a change to it. He asked the Authority members to approve his letter. A motion was made to approve the letter and the motion carried.

Renfro Corporation has informed Chairman Watts that they have decided not to build a hangar. The reason being that the runway at Mt. Airy is not long enough for their aircraft. The CEO assured Mr. Watts that it had nothing to do with the Airport Authority.

Gene Reese and Lee Mills are ready to build some hangars and have asked the Airport Authority to build two of the five 'T' hangars that are planned. Based on a previous study of people waiting to rent a hangar, Don Holder made a motion to approve Gene Reese and Lee Mills to build or have constructed a five place 'T' hangar in accordance with plans approved by the Airport Authority. The Authority will pay for two of the 'T' hangars

at a cost not to exceed \$28,000. Seconded by Dick Wimbish, the motion carried.

Cam Barnett informed the members that the existing hangars needed some maintenance. Chairman Watts and Mr. Barnett are to check on having the repairs made.

Carl Bell will have new leases ready for all hangars by the June meeting.

Due to several complaints, a discussion was held concerning the operation of the airport. It was decided that the FBO should be responsible for running the airport in a professional manner and keeping the grounds, restrooms and etc. in a clean and presentable manner. Thurman Watts is to write a letter to Scott Marion, FBO concerning this matter.

There being no further business, the meeting was adjourned.

Respectfully Submitted,



Don Holder, Secretary



## MINUTES

Mt. Airy/Surry County Airport Authority

April 5, 1995

A meeting of the Mt. Airy/Surry County Airport Authority was held at 4:00 p.m. on April 5, 1995 at the operations building of the airport. The following members were present: Thurman Watts, Don Holder and Cam Barnett. Also in attendance were attorney, Carl Bell and FBO, Scotty Marion.

The minutes for the March 7, 1995 meeting were accepted as published.

Chairman Watts asked Carl Bell to report on the price of land that the Airport Authority purchased from Mr. Cook a few years ago. Carl reported that we paid \$168,500.00 for 33.212 acres. After a short discussion and based on these figures, Cam Barnett made a motion to price the .28 acres that Mr. Cook wants to buy back at \$2000.00 plus expenses. Motion was seconded by Don Holder. Motion passed.

Chairman Watts presented budget information that Carl Kassen had worked out. After some discussion, Cam Barnett made a motion to send a budgetary request letter to the county and city requesting continuation of last years request for 1994 and 1995 as proposed. Seconded by Don Holder, the motion passed. Chairman Watts will also write a letter to the county asking them to send last years appropriation.

Chairman Watts read a project status report on the new NDB from the LPA Group. He reported the project is 95% completed. The flight check has been completed by the FAA. The new NDB will be placed in use as soon as the approach procedure has been published.

Chairman Watts read a letter from the county manager stating that a county commissioner has asked for a schedule of rents that the Airport Authority receives. Chairman Watts will prepare the list.

Chairman Watts called the meeting into executive session to discuss some issues with FBO, Scott Marion. The executive session was to discuss caretaking of the airport and payments of rents to the Authority.

Scotty Marion gave the FBO report. Scotty reported that the runway lights that were broken last month was by 3 or 4 boys walking, not riding four wheelers as reported at our last meeting. It is believed they are from the nearby trailer park. The Sherriff's Department was notified.

There being no further business, the meeting was adjourned.

Respectfully submitted,

*Don Holder*

Don Holder, Secretary



## MINUTES

Mt. Airy/Surry County Airport Authority

May 2, 1995

A meeting of the Mt. Airy./Surry County Airport Authority was held at 4:00 p.m. on May 2, 1995 at the operations building of the airport. The following members were present: Thurman Watts, Don Holder and Cam Barnett. Also in attendance were attorney, Carl Bell and FBO, Scott Marion.

The minutes for the April 5, 1995 meeting were accepted as published.

Don Holder presented an attendance list for the past two years as requested by the city. Chairman Watts will forward the list to the city.

Chairman Watts presented the budget request that has been mailed to the city and county. The authority members reviewed the budget to be presented to the county commissioners on May 23rd.

It was reported that the asphalt is breaking up in front of the "T" hangers. Scott Marion will contact Whitaker paving and ask them to look at the problem.

Bill Cook has accepted the price for the .28 acres of land that the Authority priced to him. Upon the advice of attorney, Carl Bell, a motion was made by Cam Barnett that the Chairman execute the deed to sell the land to Mr. Cook, provided there are no upset bids. Motion was seconded by Don Holder. Motion passed. Carl Bell will advertise for upset bids.

Chairman Watts has asked Nolan Kirkman to mow the new NDB site. Scott Marion informed the members that Cornell Hooker would mow outside the fence three times a year for \$50.00. Mr. Watts will get back with Nolan and report at the next meeting.

Chairman Watts read a letter of resignation from Carl Kassen. Carl is our Treasurer and will continue as such until September.

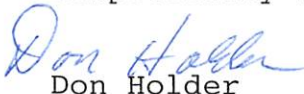
The new NDB will be in use on May 25th.

Scott Marion gave the FBO report. Scott reported that there are four fuel tanks in the ground. Cam is checking into having the tanks removed.

After some discussion, it was decided that we need a light on the end of both "T" hangers to light up the parking ramp. The lights are needed for both security and safety. Don Holder will contact an electrician.

There being no further business, the meeting was adjourned.

Respectfully submitted,

  
Don Holder

## MINUTES

### Mt. Airy/Surry County Airport Authority

June 6, 1995

A meeting of the Mt. Airy/Surry County Airport Authority was held at 4:00 on June 6, 1995 at the operations building of the airport. The following members were present: Thurman Watts, Don Holder and Cam Barnett. Also in attendance were attorney, Carl Bell and FBO, Scotty Marion.

The minutes for the May 2, 1995 meeting were accepted as published.

After a short discussion concerning the extention of the water line to the new 'T' hangars, Cam Barnett made a motion to extend the water line. Seconded by Don Holder, the motion passed. Cost will be approximately \$250.00.

Attorney, Carl Bell, presented the prepared deed for the .28 acres we are selling to Mr. Cook. Thurman Watts and Don Holder will sign the deed.

Chariman Watts presented a request he has received to rent one of the new hangars. It was decided that we should contact other airports in the area to find out what they are charging to rent hangars so that we can decide on a fair rental price. Don Holder will contact various airports.

Chairman Watts read a letter from our Treasurer, Carl Kassen. Mr. Watts gave the treasurer's report as given to him in the letter from Carl. Carl informed the authority that he would be unable to continue as Treasurer after July 15th. Mr. Watts will ask the County Commissioners to appoint a replacement for Carl Kassen as soon as possible. That person should be willing to take over as Treasurer. The authority members have some recommendations for the Commissioners to consider.

Cornell Hooker will mow the new NDB site.

We have had complaints about a bad bump on the north end of the runway. After this meeting we will check the runway and decide what to do.

Scotty Marion gave the FBO report.

Cam & Thurman will contact potential buyers for the old NDB.

Don Holder will contact Bill Maslyk with the DOT in Raleigh about the runway & taxiway drop off.

It has been brought to our attention that water runs into some hangars when we have a hard rain. We will check hangars and

ramp after this meeting.

After some discussion about replacing the fuel farm vs. having an above ground fuel tank and fuel trucks, it was decided to look into the possibility of obtaining fuel trucks. At our next meeting we will set a date to decide what to do about fuel!

Chairman Watts informed the members that he has received a letter from Dick Wimbish stating that he has been making his hangar rent payments to the bank. We had been informed by Carl Kassen that Dick had not been paying his hangar rent. We will check with the bank.

Our next meeting will be July 11th.

There being no further business, the meeting was adjourned.

Respectfully submitted,



Don Holder, Secretary

**MINUTES**  
**Mt. Airy/Surry County Airport Authority**  
**July 10, 1995**

A meeting of the Mt. Airy/Surry County Airport Authority was held at 4:00 p.m. Monday, July 10, 1995 at the operations building of the Mt. Airy/Surry County Airport. The following members were present: Thurman Watts, Dick Wimbish, Don Holder and Nolan Kirkman. Also in attendance were Attorney Carl Bell and FBO Scotty Marion.

The minutes for the June 6, 1995 meeting were accepted as published.

Chairman Watts read a letter from the County Commissioners informing the authority members that Nolan Kirkman has been appointed to serve on the Mt. Airy/Surry County Airport Authority. Nolan is replacing Carl Bell. He will serve as our treasurer.

Chairman Watts informed the members on our meeting with Bill Maslyk, DOT Aviation Division, regarding repairing the runway on the north end. This is the part of the runway that has not been repaved. After some discussion it was decided that Mr. Maslyk's recommendation to resurface the remaining 500 feet is the best solution to correct the problem. DOT estimates to complete the resurfacing will cost \$25,000.00. The Airport's share will be approximately \$5,000.00. Dick Wimbish made a motion to accept Mr. Maslyk's recommendation. Seconded by Don Holer. Motion passed.

Don Holder has checked with other airports in the area of hanger rents. After a short discussion it was decided to charge \$125.00 per month rent for our two new T hangers. The Airport Authority will provide insurance on the new hangers but the other three owners, Renfro Hauser, Lee Mills/ Gene Reese and Tommy Brindle will pay the Authority their share of the insurance.

The FBO report was given by Scotty Marion. He reported that he has been loosing money since Spencers is not buying fuel from him. Scotty has figures to back his report. Chairman Watts told Scotty that we will look into the problem and see what we can do.

Chairman Watts read a letter from Spencers dated June 13, 1995 asking permission to do aircraft maintance on other peoples aircraft and that Randy Mason would be the mechanic doing the work. Randy Mason is the mechanic that maintains Spencers aircraft. Chairman Watts asked attorney Carl Bell to check into Spencers lease and the FBO lease for any provisions. Chairman Watts will respond to the letter and ask Randy to attend the next meeting.

A short discussion was held regarding a discussion on what to do about the fuel farm. It was decided that we will try to get all needed information by September 1995 and make a decision then.

There being no further business, the meeting was adjourned.

Respectfully submitted,

  
Don Holder  
Secretary



MINUTES

Mt. Airy/Surry County Airport Authority

August 1, 1995

A meeting of the Mt. Airy/Surry County Airport Authority was held at 4:00 p.m. August 1, 1995 at the operations building of the Mt. Airy/Surry County Airport. The following members were present: Thurman Watts, Cam Barnett, Don Holder and Nolan Kirkman. Also were in attendance were attorney, Carl Bell, FBO, Scott Marion and Randy Mason, pilot for Spencers, Inc.

After a discussion of the July 10, 1995 meeting, there were three changes made to the minutes:

(1) In the third paragraph, change Carl Bell to Carl Kassen.

(2) In the seventh paragraph, change Randy Mason to Randy Tucker.

Minutes were accepted as changed.

Chairman Watts presented a copy of a letter that was sent to DOT, requesting repairs to the runway.

Jerry Brooks, DOT Elkin, has informed the Airport Authority that the repairs to the runway will be done between September the 11th and 15th.

Randy Mason, pilot for Spencers was introduced by Chairman Watts. Randy made a proposal to the Authority members to do maintenance on aircraft other than Spencers. After a long discussion, it was decided that due to the impact it would have on the current and future FBO's, the members of the Airport Authority do not feel at this time that we can authorize another commercial maintenance operation. The proposal made in Randy Mason's letter and discussed at the Airport Authority meeting on August 1, 1995 is not acceptable. Cam Barnett made a motion to deny the request. Seconded by Don Holder, motion passed.

Nolan Kirkman gave the Treasurer's report. He reported 19,013.88 in checking and all bills are paid.

Chairman Watts and Cam Barnett will continue working to find a firm to help with replacing the fuel tanks.

There being no further business, the meeting was adjourned.

Respectfully submitted,

  
Don Holder  
Secretary

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## MINUTES

Mt. Airy/Surry County Airport Authority

September 5, 1995

A meeting of the Mt. Airy/Surry County Airport Authority was held at 4:00 p.m. on September 5, 1995 at the operations building of the Mt. Airy airport. The following members were present: Thurman Watts, Don Holder, Nolan Kirkman and Dick Wimbish. Also, in attendance were attorney, Carl Bell, Wayne Hembrick and Randy Mason.

The minutes for the August 1, 1995 meeting were accepted as published.

Chairman Watts has asked Ken Johnson to order parts to repair the hangar doors. The repairs should stop water from running into the hangars.

There will be a meeting with SPATCO on September 12th at 9:30. The meeting will be a discussion on replacing the fuel tanks. Mr. Coe, with SPATCO, will look things over and make recommendations on replacing the fuel farm.

LPA Group has been asked to give a price on the cost of runway lights for insurance purposes. The insurance company has estimated the cost at \$40,000.00.

Chairman Watts read a letter from Cam Barnett. Cam has moved to Charlotte and is resigning as a member of the Airport Authority effective November 1995. Chairman Watts has notified the City and County.

A letter was read from Paul Tobin asking about the FBO operations. Thurman will contact Mr. Tobin.

Chairman Watts has been contacted by Elmer Miller. He is interested in buying our old NDB. Thurman will check with LPA to get a price on the old NDB. A motion was made by Don Holder and seconded by Dick Wimbish to sell the NDB and for Thurman to get the best price he can. Mr. Miller has offered \$200.00.

A pre-construction meeting on repairing the runway will be held at 1:00 p.m. on September 7th. Don Holder will attend the meeting.

The TIP has been approved by DOT for 1997, 1998 & 1999. The TIP includes localize facility, strengthen existing parking ramp (apron) and parallel taxiway RW36.

Randy Mason (pilot for Spencers, Inc.) asked about doing maintenance on aircraft other than Spencers. He states that Spencers would like to provide maintenance on the corporation's

aircraft. He asked if the Authority would approve Randy Tucker for the maintenance operation. After a long discussion, it was decided that we cannot give approval or deny him to do work on other aircraft, but each aircraft owner can hire the mechanic of their choice. Don will pull the minutes from previous meetings to see what the policy is on this question. This discussion will be tabled until a later date.

Chairman Watts read a letter from Scotty Marion, FBO. Scotty is giving the Airport Authority notice, as required by his agreement with the Authority, that he will terminate his agreement on November 30, 1995. It was agreed that the Airport Authority would advertise for a new FBO. The ad will be placed in several aircraft publications and newspapers.

Don Holder provided a sketch to upgrade the terminal building. Other members will be given a sketch and asked to provide their input. A new parking lot was also discussed.

Nolan Kirkman gave the treasurers report. He reported \$34,510.00 in checking and all bills have been paid.

Chairman Watts was given the electric bill for wiring the new hangars. He will discuss the bill with Tommy Brintle.

There being no further business, the meeting was adjourned.

Respectfully submitted,

  
Don Holder



## MINUTES

### Mt. Airy/Surry County Airport Authority

October 3, 1995

A meeting of the Mt. Airy/Surry County Airport Authority was held at 4:00 p.m. on October 3, 1995 in the conference room at John S. Clark Co. The following members were present: Thurman Watts, Don Holder, Nolan Kirkman and Cam Barnett. Also in attendance were attorney, Carl Bell, Wayne Hembrick, Randy Mayson and Surry County Commissioner, John Springthorpe.

The minutes for the Sept. 5, 1995 meeting were accepted as published.

Chairman Watts introduced John Springthorpe, Chairman of the Surry County Board of Commissioners. He informed the members that Commissioner Springthorpe was attending the meeting to inform the Authority members on negotiations between Pike Electric and the county in an effort to keep Floyd S. Pike Electrical Contractors, Inc. in the county. These negotiations include thru the fence access to the airport. Chairman Watts passed out a proposed agreement by Pike Electric for thru the fence access for the members to review. After Mr. Springthorpe's presentation it was agreed that Chairman Watts would make an appointment with Pike Electric for further discussion. Attorney, Carl Bell advised the members to contact the city for their input.

The electric bill for wiring the two new 'T' hangars has not been paid. Chairman Watts has asked Brintles to send an itemized list of the bill.

Chairman Watts contacted Elmer Miller, who owns a private airport that serves the public, and LPA Group. Dane Riley of LPA informed Chairman Watts that if he could get \$200.00 for the old NDB to sell it. Cam Barnett made a motion to sell the old NDB to Mr. Miller for \$200.00. Seconded by Nolan Kirkman, the motion passed.

The city has informed Chairman Watts that they will be appointing some new members to the Airport Authority and asked if the Authority members had any recommendations. Thurman will give the city some names that were discussed by the members.

Nolan has some prices on fuel tanks and Thurman has talked with SPATCO, who will contact Thurman later.

Nolan gave the Treasurers report. He reported \$26,565.81 in the checking account and all bills that he has received have been paid.

Attorney Carl Bell is mailing out the lease agreements for all

the hangars that are rented.

Carl Bell will prepair advertisments for a new FBO and place the ads in aviation publications and newspapers.

Chairman Watts has contacted Paul Tobin about the FBO. Mr. Tobin will visit Mt. Airy around the middle of October.

Don Holder made a motion to have Chico (who works for the FBO) to paint lead in safety lines in the new 'T' hangars. The cost will be less than \$100.00. Seconded by Nolan Kirkman, the motion passed.

The ramp by the new 'T' hangars has a sharp drop-off. It was agreed that we need two or three loads of dirt to fill in to the ramp. Nolan will check into having dirt hauled.

There being no further business, the meeting was adjourned.

Respectfully submitted,

  
Don Holder

## MINUTES

### MT. AIRY/SURRY COUNTY AIRPORT AUTHORITY

November 6, 1995

A meeting of the Mt. Airy/Surry County Airport Authority was held at 4:00 p.m. on November 6, 1995 in the conference room at John S. Clark Company. The following members were present: Thurman Watts, Don Holder, Nolan Kirkman, Charlie Vaughn and Lee Mills. Also in attendance were attorney, Carl Bell and Randy Mayson.

Chairman Watts introduced and welcomed two new members of the Authority that were appointed by the city. They are Charlie Vaughn & Lee Mills. Chairman Watts explained why this meeting was moved from Tuesday to Monday. The regular meetings will continue to be held on the first Tuesday of each month.

The minutes from the October 3rd meeting were read and a motion was made to accept them as written.

Chairman Watts briefed the new members on the discussions that have taken place for 'thru the fence' access as requested by Pike Electric. He informed all the members that more discussions are needed. After discussing the agreement for 'thru the fence' access as proposed by Pike Electric, Nolan Kirkman made a motion to grant 'thru the fence' access to Floyd S. Pike Electric as proposed in an agreement prepared by Carl Bell and the Authority members. The agreement will be presented to Pike Electric with a cover letter prepared by Chairman Watts explaining the contents of the agreement. The motion was seconded by Don Holder and the motion passed.

A copy of the proposed agreement will be placed in the minute book.

Chairman Watts informed the members of the need to get started on replacing the fuel farm. Charlie Vaughn will take charge of this.

A request was made by the FBO to replace some fuel hoses and to label and paint around the fuel reels. These are safety items. Nolan Kirkman made a motion to approve having the work done. Seconded by Charlie Vaughn, the motion passed.

A proposal by Glen Winsel to become the FBO was discussed. He will be glad to meet with the Authority members.

A special meeting will be held in about two weeks to make arrangements for an FBO.

Chairman Watts informed the members of a meeting he had with Howard Woltz of Insteel. They discussed modifying his agreement

to read as the other agreements read. The changes being to extend his agreement to 20 years and for him to pay the same fuel flowage fee as the other corporate customers.

Nolan Kirkman made a motion to pay FBO Scott Marion the fuel flowage fee that we receive from Spencers. The motion is to deduct the fuel fee Scott is supposed to pay the Authority from the fees we receive from Spencers. Seconded by Don Holder, the motion passed. Chairman Watts will write Scotty a letter explaining how the fuel payments will be handled.

Nolan gave the Treasurer's report. He reported \$27,309.58 in checking. Nolan asked for approval to have Blue Ridge Burke Insurance to bond him. The members agreed with the need for bonding and asked Nolan to contact the insurance company.

Expansion to the terminal building was discussed. The money has been approved and the need exists for the addition. Chairman Watts asked that the members take a look at the terminal building and the proposal and have a recommendation soon.

There being no further business, the meeting was adjourned.

Respectfully submitted,

  
Don Holder

*Proposed  
Agreement  
Nov 6 1995*

NORTH CAROLINA,

SURRY COUNTY.

AGREEMENT

THIS AGREEMENT, made and entered into as of this the \_\_\_\_\_ day of November, 1995, by and between MOUNT AIRY-SURRY COUNTY AIRPORT AUTHORITY, Party of the First Part, hereinafter referred to as "Authority"; and FLOYD S. PIKE ELECTRICAL CONTRACTOR, INC., a North Carolina corporation, Party of the Second part, hereinafter referred to as "Pike";

W I T N E S S E T H:

THAT, WHEREAS, the Authority is the owner of certain tracts or parcels of land located in Mount Airy Township, Surry County, North Carolina;

AND, WHEREAS, Pike is planning to acquire a certain parcel of real estate which is described on Exhibit "A" attached hereto, and which property adjoins the property of the Authority;

AND, WHEREAS, Pike desires to acquire from the Authority through-the-fence access from the Authority's property to the property being purchased by Pike, and desires to construct a ramp that connects with the runway on the Authority's property to the property being purchased by Pike;

AND, WHEREAS, Pike is requesting and the Authority has agreed to convey unto Pike only an easement connecting the runway to the Authority's property;

NOW, THEREFORE, in consideration of the recitals herein set forth and other good and valuable considerations, the legal existence and sufficiency of which is acknowledged, the Authority does hereby bargain, sell and convey unto Pike **only** a non-exclusive easement over and across the Authority's property for purpose of construction of a ramp, and ingress, egress and regress to and from the property being purchased by Pike for use by Pike, its employees, business invitees, tenants and subtenants, according to the terms and conditions hereinafter set forth:

1. Pike agrees that it shall pay unto the Authority the sum of \$2,400.00 per year, which represents a flowage fee which is based on the estimated number of gallons of fuel pumped by Pike; that in addition thereto, Pike shall also pay to the Authority each year the sum of \$3,600.00 for through-the-fence access to compensate the Authority for future rentals lost due to the location of Pike's hangar outside of the boundary of the Airport Authority property.

AGREEMENT

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2. The easement shall be one hundred (100) feet wide with a twenty-five (25) foot vertical ceiling, shall run on a route that is mutually agreeable to the Authority and Pike, and established by a survey from the property line of the property of Pike through the Authority's property to the center line of the runway. Pike, its employees, business invitees, tenants and subtenants shall also have a non-exclusive right to the use of the Authority's runway for takeoffs and landings, which right shall be subject to the same rules and regulations as other parties using the Authority's runway.

3. Pike shall bear all cost of construction of the ramp and, upon completion of construction, Pike shall, at its sole cost and expense, maintain the entire ramp that is used by Pike.

4. Pike shall install a remote controlled gate in the area of the fence located on the boundary of the Airport Authority that crosses the ramp. Pike shall bear all costs of construction and maintenance of said gate.

Pike agrees to provide complete security of said gate to insure its use only by aircraft and to prevent unauthorized entry into the Airport property, through the gate, at all times.

5. Pike agrees that it will not sell aircraft fuel to its customers, patrons, visitors or business invitees, as long as aircraft fuel is available at the airport.

6. Pike shall, at all times during its use of the easement rights conveyed hereby, maintain general liability insurance coverage, having a minimum of \$1,000,000 coverage, and Pike's insurance policies shall show the Airport Authority as additional insured.

7. The Authority agrees that it will endeavor to keep the ramp clear and not permit parking or run-ups on the ramp. The Authority agrees that Pike may mark the ramp "Private" and that the ramp shall be for the use of Pike, its customers, patrons, visitors and business invitees of Pike, and Pike agrees that the Authority may, if necessary for airport operations, use or cause the ramp to be used by its fixed base operator.

8. Pike hereby agrees to save and indemnify and hold harmless the Authority from any claim, liability or damage which may occur now or during the life of this easement as a result of the construction or use of such easement herein described.

9. The rights of this easement shall not include the right to provide rental and tie-down services for aircraft nor in any way be used in such a way as to interfere with normal and customary airport operations. The foregoing notwithstanding, the parties agree that the provisions of this paragraph shall not preclude the right of Pike to store/tie down aircraft on its property (not the easement property); provided, however, that such tie-down services are done without rental or charge and are available solely to aircraft owned by Pike, its invitees or business associates, which aircraft are on Pike's property for non-aeronautical purposes.

10. This easement is a personal and limited easement for the benefit of Pike and its invitees and business associates as herein set forth and shall not extend to any of Pike's assigns or successors in interest without the written approval by The Authority and a re-negotiation of the easement agreement with any successor of Pike.

11. This personal and limited easement for the benefit of Pike and its invitees and business associates as herein set forth, may be terminated under any of the following conditions:

A. If the roadway within the easement is not maintained by Pike in a reasonable roadway condition;

B. If the roadway within the easement ceases to be used for taxiway purposes by Pike, individually;

C. If Pike violates any federal, state or county laws or regulations, or fails to carry out any of its obligations set out in this easement, or fails to comply with any of the Authority's rules and regulations; and

D. If Pike declares bankruptcy, is forced into bankruptcy, or transfers its property in any way for the benefit of its creditors.

12. Pike further agrees that the use of the easement and its activities thereon shall be subject to the rules and regulations of The Mount Airy-Surry County Airport Authority, as modified from time to time by the Authority, and to all other applicable rules and regulations of the Authority in effect from time to time, and to all applicable federal, state and other laws, ordinances, rules and regulations in effect from time to time pertaining to the operation or maintenance of the airport. Pike further acknowledges



that the granting of consent for its use and activities now or in the future shall not be construed to exempt such activities from airport rules or regulations which are otherwise applicable.

13. Pike acknowledges that this agreement and the right, privilege and easement herein granted shall be personal to Pike and may not be assigned or transferred in whole or in part, voluntarily or otherwise, except as herein set forth.

14. Pike further acknowledges that there are other corporate licensees or owners of hangars within the property owned by the Authority, and Pike further agrees that should the fees charged to other like tenants of the Authority be increased that Pike shall increase its fees the same as the increase of other like tenants.

Pike also acknowledges that should it pump over 10,000 gallons of fuel per year that it will re-negotiate the fees paid to the Authority.

15. Pike and the Authority acknowledge that the within agreement shall remain in effect, subject to the terms and conditions herein set forth, for a period of twenty (20) years, unless otherwise voluntarily terminated by Pike prior to that time, or terminated due to the happening of any of the occurrences set forth herein.

The Authority hereby grants to Pike the right to renew the within agreement for one (1) additional period of fifteen (15) years. The fees during the renewal period shall be negotiated and based upon fair and reasonable value.

16. The Authority hereby covenants that it is seized of the aforesaid premises in fee and has the right to convey the easement and right of way hereby granted, and that the same is free from all encumbrances, and that it will warrant and defend the title to said easement or right of way against the claims of all persons whomsoever for the duration of this easement, EXCEPT that this is a non-exclusive easement.

IN TESTIMONY WHEREOF, Pike and the Authority have caused this Agreement to be executed by duly authorized officials and their corporate seals to be affixed hereto, all as of the date first above written.

AGREEMENT

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MOUNT AIRY-SURRY COUNTY AIRPORT AUTHORITY

BY: \_\_\_\_\_  
Chairman

ATTEST BY:

\_\_\_\_\_  
Secretary

(CORPORATE SEAL)

FLOYD S. PIKE ELECTRICAL CONTRACTOR, INC.

BY: \_\_\_\_\_  
President

ATTEST BY:

\_\_\_\_\_  
Secretary

(CORPORATE SEAL)

NORTH CAROLINA,

SURRY COUNTY.

I, \_\_\_\_\_, a Notary Public for said County and State, certify that \_\_\_\_\_ personally came before me this day and acknowledged that he is Secretary of MOUNT AIRY-SURRY COUNTY AIRPORT AUTHORITY, and that, by authority duly given and as the act of the corporation, the foregoing Agreement was signed in its name by its Chairman, sealed with its corporate seal, and attested by him as its Secretary.

WITNESS my hand and official stamp or seal this \_\_\_\_ day of November, 1995.

My commission expires:

\_\_\_\_\_  
(SEAL)

\_\_\_\_\_  
NOTARY PUBLIC

AGREEMENT

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NORTH CAROLINA,  
SURRY COUNTY.

I, \_\_\_\_\_, a Notary Public for said  
County and State, certify that \_\_\_\_\_  
personally came before me this day and acknowledged that \_\_\_he is  
\_\_\_\_\_ Secretary of FLOYD S. PIKE ELECTRICAL CONTRACTOR, INC.,  
and that, by authority duly given and as the act of the  
corporation, the foregoing Agreement was signed in its name by its  
\_\_\_\_\_ President, sealed with its corporate seal, and attested by  
\_\_\_\_\_ as its \_\_\_\_\_ Secretary.

WITNESS my hand and official stamp or seal this \_\_\_\_\_ day of  
November, 1995.

My commission expires:

\_\_\_\_\_  
(SEAL)

\_\_\_\_\_  
NOTARY PUBLIC

Prepared by: Carl E. Bell, Attorney  
Mount Airy, NC 27030

## MINUTES

### MT. AIRY/SURRY COUNTY AIRPORT AUTHORITY

#### SPECIAL MEETING

Novemer 21, 1995

A special meeting of the Mt. Airy/Surry County Airport Authority was held at 4:00 p.m. on November 21, 1995 in the conference room at John S. Clark Co. The following members were present: Thurman Watts, Don Holder, Nolan Kirkman, Charlie Vaughn and Lee Mills. Also in attendance were attorney, Carl Bell, Buddy Pike, Barney Ratliff, Richard Croon and Richard George, FBO.

Chairman Watts introduced Mr. Pike and Mr. Ratliff of Pike Electric. Mr. Pike and Mr. Ratliff briefed the Authority members on their proposal for 'thru the fence' access to the airport and answered questions asked by the Authority members. Mr. Pike informed the members of some changes he would like made in the agreement. Chairman Watts thanked Mr. Pike & Mr. Ratliff for attending. After their departure the Authority members discussed at length the agreement proposed by Pike. Don Holder made a motion to propose a revised agreement with Pike, generally accepting their proposed changes to individual provisions, and proposing an access fee of \$1800.00 for the first 20 years and \$4800.00 per year for the next fifteen years. Motion was seconded by Charlie Vaughn. The motion passed with three votes for the agreement, 1 vote against the agreement and one member not voting.

The airport will enter into an agreement with Richard George (Chico) to act as FBO within the perimeters established on a temporary basis. Chico will make a list on equipment the Authority has and a list that the Authority will have to purchase. Chico also gave a breakdown of fuel sales for the past two years.

There being no further business, the meeting was adjourned.

Respectfully submitted,

  
Don Holder

## MINUTES

### MT. AIRY/SURRY COUNTY AIRPORT AUTHORITY

December 5, 1995

A meeting of the Mt. Airy/Surry County Airport Authority was held at 4:00 p.m. on December 5, 1995 in the conference room at John S. Clark Company. The following members were present: Thurman Watts, Don Holder, Charlie Vaughn and Lee Mills. Also in attendance were attorney, Carl Bell, Cam Barnett and Wayne Hembrick.

The minutes from the November 6, 1995 and November 21, 1995 meetings were approved as written.

Chairman Watts announced the purpose of the meeting was to discuss the TIP (Transportation Improvement Program) and the FBO. We have a deadline of December 14, 1995 for submitting the TIP. After discussion and approval of the TIP it was agreed to forward it to LPA Group for their review and they will forward it to DOT.

Carl Bell presented the lease agreement with Pike Electric for the Authority members to review. Chairman Watts will sign the agreement and forward it to Pike Electric for their signature.

Chairman Watts gave the treasurers report for Nolan, who is out of town. He reported \$17,553.00 in checking and Nolan has transferred \$42,763.00 from the money market account to pay our share of repaving the runway. He received the bill from DOT and paid it.

Chairman Watts reminded us that at our last meeting a motion was made and passed that Nolan would conclude an agreement with Chico (Richard George) to provide us with FBO service until we have an agreement for an FBO. It was agreed to give Chico an agreement for 90 days for \$2500.00 per month. A motion was made by Lee Mills and seconded by Don Holder. Motion passed. Chairman Watts explained that Nolan has contacted our insurance company for liability insurance. The insurance is needed because the FBO was carrying it.

Nolan is continuing negotiations with Scotty Marion about equipment. Most equipment, desks and file cabinets belong to the FBO.


Chairman Watts briefed the members on the FBO proposals that we have received. We have written proposals from Glen Winzel, Mark Grady, Clark Woodard and Cam Barnett. Cam Barnett discussed his proposal with the members. These proposals and others that we may receive will be discussed at our next meeting.

Cam Barnett informed the members that the hangar he is renting gets wet it rains and is wet for several days. The moisture is effecting his airplane. He would like for something to be done to correct the problem. Chairman Watts will contact the people that were supposed to install weather stripping to try to stop the water problem.

Charlie Vaughn informed the members of proposals he has received to replace the fuel farm. He has proposals from RS&H and Boyle Consulting.

There being no further business, the meeting was adjourned.

Respectfully submitted,

  
Don Holder