



Moore County Airport Authority
Tuesday, August 17th, 2021
Public Meeting – 9:00 a.m.
Minutes

The Moore County Airport Authority Meeting began at 9:00 a.m. on Tuesday, August 17th, 2021, via Zoom, with concessions made for the public to attend telephonically or by Zoom, due to the COVID-19 (Coronavirus) Pandemic. Airport Authority quorum was present.

Authority Members Present: Tom McPherson, Chairman
Barry Lerman, Vice Chairman
Mike Jones, Secretary/Treasurer
John Boesch, Member
Pat Corso, Member

Staff Present: Scott Malta, Airport Manager
Crystal Meyers, Administrative Assistant
Bobbie Cox, Operations Director

Guests Present: Steven Bright, Talbert & Bright, Inc.
Stephen Bright, Talbert & Bright, Inc.

CALLED TO ORDER: Chairman, Tom McPherson

- A. Pledge of Allegiance was led by Chairman, Tom McPherson.**
- B. Request for Additional Agenda (if any)**
 - 1. Items Requested:
 - Discuss Property Acquisition – Requested to be heard in Closed Session.
- C. Conflict of Interest Inquiry was made by Chairman, Tom McPherson.**
(None)
- D. Approval of Agenda**
 - 1. Draft Agenda: August 17th, 2021
 - Upon motion made by Chairman, Tom McPherson, and seconded by member, John Boesch, the Authority voted 5 to 0 to approve the agenda, including the additional item request listed in Item B.

E. Approval of Previous Meeting Minutes

1. Moore County Airport Authority Meeting Minutes Presented:
July 14th, 2021, Minutes.

- Upon motion made by Vice Chairman, Barry Lerman, and seconded by member, John Boesch, the Authority voted 5 to 0 to approve the July 14th, 2021, Minutes.

F. Public comments

(None)

G. Presentations/Guest Speakers

(None)

H. Public Hearing

(None)

I. Projects Summaries & Updates:

1. Grant Projects:

- Airport Manager, Scotty Malta, reported the Master Plan Project Complete and the plan is available upon request.
- Bids submitted by contractors for the Airfield Lighting Rehabilitation Project was presented by Talbert & Bright.
 - Steve Bright, Talbert & Bright, provided an overview of the received bids and provided their recommendation to accept Appalachian Foothills Contracting, Inc.
 - Upon motion made by member, Pat Corso, and seconded by Vice Chairman, Barry Lerman, the Authority voted 5 to 0 to award the contract to Appalachian Foothills Contracting, Inc. pending NCDOA concurrence.
- Hangar Taxi Lane, Access Road & Utilities Project
 - Steve Bright, TBI, reported the contract bids received exceeded the awarded grant amount due to the added alternate Taxi Lane. NCDOA is reviewing and considering increasing the grant amount to enable the contract to be awarded to cover the base bid and all the added alternates.
 - If NCDOA does not approve additional grant funding, the Authority has the option to fund the difference, should they choose to move forward with the alternate Taxi Lane.
 - By consensus, the Authority agreed to:
 - Move forward with the alternate by-pass Taxi Lane.
 - To utilize NPE funds should the NCDOA not award additional grant funds to cover the increased expenses for the added alternates.
 - Upon motion made by Vice Chairman, Barry Lerman, and seconded by member, John Boesch, the Authority voted 5 to 0 to award the contract to complete the Hangar Taxi Lane, Access Road & Utilities Project.
- Hangar Development Project

- Steve Bright, TBI, reported the one bid received was well above the anticipated project cost.
 - Funding options for the project were presented and considered.
 - Chairman, Tom McPherson, stated he would begin conversations with the Banks to determine if funding options are viable.
 - By consensus, the Authority agreed to research alternate Hangar options before awarding the contract to the one bidder.
 - Vice Chairman, Barry Lerman, agreed to conduct research on alternate Hangar options.
 - Clearing – Wood Area effecting AWOS
 - Airport Manager, Scott Malta, provided an update on the AWOS being affected by the surrounding Wood Area.
 - The clearing is Grant Eligible.
 - Estimated cost of Project \$715K
 - Estimated cost of Environmental Assessment \$100K
 - Area would be developed to prevent future growth.
 - Project is high priority and Grant Funding will be pursued.
2. Local Projects:
- (Nothing Reported)
3. Exploratory Project Summaries:
- **Restaurant @ KSOP:** Nine (9) responses received with interest in establishing a Restaurant at the Airport.
 - **A&P Training Facility @ KSOP:** Conversations are underway to establish an A&P Maintenance Training Facility.

J. Strategic Action Plan Reports

1. Chairman, Tom McPherson, reported:
 - An Advisory Committee is under development to assist the Airport Manager.
 - A Cash Flow/Income Statement Report is under development for monthly Authority Meeting reporting.
2. Vice Chairman, Barry Lerman, reported:
 - (Nothing Reported)
3. Secretary, Mike Jones reported:
 - On-going meetings with local organizations are occurring and efforts are being made to attend more.
 - A suggestion was made to enhance KSOP Social Media presence and to update/enhance the Airport website.
 - The Authority suggested continuing with the establishment of a live feed camera at the Airport.
 - 1200 Aero has been installed at the Airport to monitor and record KSOP Airport

Traffic. Access is available for interested Authority members.

- A request to establish radio monitoring for KSOP Aircraft was agreed by consensus of the Airport Authority.

4. Member, Pat Corso, reported:

- (Nothing Reported)

5. Member, John Boesch, reported:

- (Nothing Reported)

K. Rules & Regulations & Minimum Standards

(None)

L. Staff Reports

1. Airport Manager, Scotty Malta, reported:

- Organization has submitted Hangar Development/Ground Lease request to the Airport Authority for consideration. Location at KSOP will need to be determined. Business would be providing Aviation related products/services.
 - By consensus, the Authority agreed to pursue the request.
- The Director of Operations position has been reclassified to the Operations Manager and the position has been posted internally.
 - Three (3) applicant packets were submitted and will be vetted with the Airport HR Committee, Pat Corso, and Barry Lerman.
 - Announcement of applicant selected will be made at, or before, the next Authority meeting.

○ The Authority had no inquiries/comments/action items.

2. Financial Report was summarized by Airport Manager, Scott Malta.

○ The Authority had no inquiries/comments/action items.

3. Operations Report was summarized by Operations Director, Bobbie Cox.

○ Main Hangar side door has been installed.

○ The Authority requested a report on the Hangar Waiting List be included each month with the Operations Report.

○ The Authority had no further inquiries/comments/action items.

M. Additional Agenda Items

(None)

N. Unfinished Business

(None)

O. New Business

1. Sovereign Aerospace/Sandhills Fliers Flight School Contract is under development.
 - Upon motion made by Vice Chairman, Barry Lerman, and seconded by Secretary, Mike Jones, the Authority voted 5 to 0 to authorize Chairman, Tom McPherson, and Airport Manager, Scott Malta, to draft and execute the Contract with Sandhills Fliers Flight School.
2. Requested consideration for the purchase of a Scissor Lift.
 - Operations Director, Bobbie Cox, recommended not making the purchase due to the lack of space to store the equipment and the need not being substantial to justify a capital purchase at this time.

P. Closed Session (Additional Agenda Item Requested)

1. *Pursuant to [N.C.G.S. 143-318.11(a)(5)], the Authority met to establish or instruct the staff or agent concerning the negotiation of the price and terms of a contract concerning the acquisition of real property, located in the Runway 5 RPZ.*
 - Upon motion made by Chairman, Tom McPherson, and seconded by Vice Chairman, Barry Lerman, the Authority voted 5 to 0 to enter Closed Session.
 - Upon motion made by Chairman, Tom McPherson, and seconded by Secretary, Mike Jones, the Authority voted 5 to 0 to return to Open Session.
2. Closed Session Action Items:
 - TBI, Steve Bright, recommended:
 - Establishing just compensation in the amount of the appraisal and the review appraisal;
 - To authorize the Airport Manager, Scott Malta, and the Airport Attorney to work with the NCDOA to make an offer to the property owner and to include with the offer the owner eligible benefits information.
 - Upon motion made by Chairman, Tom McPherson, and seconded by Vice Chairman, Barry Lerman, approved Airport Manager, Scott Malta, and the Airport Attorney to begin the acquisition of property, to include relocation services provided by Talbert & Bright, Inc.
 - A revised Work Authorization to include property owner relocation services will be provided by Talbert & Bright, Inc.
 - Upon motion made by Vice Chairman, Barry Lerman, and seconded by member, Pat Corso, the Authority voted to approve the revised TBI Work Authorization to include property owner relocation services.

Q. Announcements/Comments

1. Airport Chairman, Tom McPherson, congratulated Operations Director, Bobbie Cox, and requested the details of the retirement celebration to be shared with the Authority.
2. Authority Chairman, Tom McPherson, announced the Moore County Airport Authority Monthly Meeting will be held via Zoom, at 9:00 a.m. Wednesday, September 8th, 2021.

R. Adjournment

1. Chairman, Tom McPherson, adjourned at 11:50 a.m.

Tom McPherson, Authority Chairman

Mike Jones, Authority Secretary