



**Moore County Airport Authority**  
*Wednesday, May 12<sup>th</sup>, 2021*  
**Public Meeting – 9:00 a.m.**  
**Minutes**

The Moore County Airport Authority Meeting began at 9:00 a.m. on Wednesday, May 12<sup>th</sup>, 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:** (None)

**Authority Members Absent:** (None)

**Authority Present**

**Participating Electronically:** Tom McPherson, Chairman  
Barry Lerman, Vice Chairman  
Mike Jones, Secretary/Treasurer  
John Boesch, Member  
Pat Corso, Member

**Staff Present**

**Participating Electronically:** Scott Malta, Airport Manager  
Crystal Meyers, Administrative Assistant  
Bobbie Cox, Operations Director  
Carol Oakley, Finance Administrator

**Others Present**

**Participating Electronically:** Steve Bright, Talbert & Bright Inc.  
Stephen Bright, Talbert & Bright, Inc.  
Oberle Group Representatives  
Ken Hadaway, Sovereign Aerospace  
John McLain, Tri-City Council  
Nathan Spencer

**CALLED TO ORDER: Chairman, Tom McPherson**

- A. Pledge of Allegiance was led by Chairman, Tom McPherson.**
- B. Additional Agenda Items Requested**

1. A formal approval request to submit the modified Airfield Lighting Rehabilitation Grant Project Budget Ordinance/Resolution/Agenda Memo to the Moore County Board of Commissioners for approval.
- C. Conflict of Interest Inquiry was made by Chairman, Tom McPherson.**  
*(None)*
- D. Approval of Agenda**
1. 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 requests listed in Item B.
- E. Approval of Previous Meeting Minutes**
1. Moore County Airport Authority Meeting Minutes Presented:  
April 14<sup>th</sup>, 2021 Minutes & April 26<sup>th</sup>, 2021 Special Meeting Minutes
    - Upon motion made by Vice Chairman, Barry Lerman, and seconded by Secretary, Mike Jones, the Authority voted 5 to 0 to approve the April 14<sup>th</sup>, 2021, Minutes & April 26<sup>th</sup>, 2021, Special Meeting Minutes.
- F. Public comments**  
*(None)*
- G. Presentations/Guest Speakers**
1. State of the Sandhills Fliers Club was provided by Ken Hadaway.
    - Mr. Hadaway provided:
      - Clarification on Sandhills Fliers as a Part 61 Flight School and not a Flight Club.
      - An overview of the Organization's staff, students, owners, and equipment.
      - An outline of the Sandhills Fliers Training Program.
    - Member, Pat Corso, informed the Authority that Sovereign Aerospace (Sandhills Fliers parent Organization) has applied for a Re-use and Restoration Grant of \$242K to underwrite a simulator and for repairs to the old "EMS" Building, with a commitment to hire 24 employees, with an average salary of \$47,800 by the end of year 2023.
- H. Public Hearing**  
*(None)*
- I. Projects Summaries & Updates provided by Airport Manager:**
1. Grant Projects:
    - Master Plan:
      - Awaiting FAA formal acceptance of Master Plan and to approve the ALP. The Strategic Plan will be included with the Master Plan and Talbert & Bright will then begin completion of the Project.
    - Airfield Lighting Rehabilitation Project:
      - Construction funding has been awarded.
      - Formal approval was requested for the Grant Modification to bring the approved Work Authorization 19-01, Amendment 1, under grant for the additional Design and Administration Services required to complete the

Design & Bid Phase of the Project and to send the Project Resolution /Budget Ordinance to the County Commissioners.

- Upon motion made by Chairman, Tom McPherson, and seconded by Vice Chairman, Barry Lerman, the Authority voted 5 to 0 to approve the Grant Modification to the Airfield Lighting and Rehabilitation Project and to submit the modified Airfield Lighting Rehabilitation Grant Project Budget Ordinance/Resolution/Agenda Memo to the Moore County Board of Commissioners.
  - Request for Bids is scheduled to be advertised May 23<sup>rd</sup> and the Bid Opening on July 8<sup>th</sup>, 2021.
  - Projected start date to begin construction is early October 2021.
- Hangars Taxi Lane & Service Road and New Hangar Construction:
    - STI project is 100% funded by the State.
    - Request for Bids is scheduled for Advertisement on May 16<sup>th</sup> and Bid Opening scheduled for June 17<sup>th</sup>, with a projected construction start date of September 2021.
    - Funding for Construction of Hangars is still to be determined.
    - Chairman, Tom McPherson, stated the bank had advised him to return once the Bid Package had been completed for the bank's consideration for funding.
    - Talbert & Bright Inc., Steve Bright, informed the Authority the NCDOT has approved the Project, and NCDOA has authorized to Bid the Project. The Project has been recommended for funding to be included in the June NCDOT Board Meeting.
  - Runway 5 RPZ Land Acquisition (Residential & Storage Units)
    - Appraisals and the Environment assessments are underway.
    - The Residential Property is being funded with NPE funds and the Storage Units will be grant funded.
    - Surveys are anticipated before the next Authority Meeting.
  - Ramp Rehabilitation Project
    - Talbert & Bright (TBI), Steve Bright, stated the justification for the Ramp Project is under review by the NCDOA staff and Talbert & Bright will be requesting a follow-up on the determination and will provide any additional information necessary. TBI will advise on further actions.

## 2. Local Projects:

- Main Hangar Door Replacement will be completed by Southeast Power Hydraulic Door Company.
  - The contractor was anticipated to arrive at the Airport on May 10<sup>th</sup>. They have not arrived at this time. Security services will be contracted for this project before commencement. Once provided with an update, the revised schedule will be shared with the Authority.
- The Sink Hole is under review by Talbert & Bright and Storm Drain Video has been requested from the organization that previously performed a camera inspection of the pipes.

## 3. Exploratory Project Summaries:

○ Airport Manager reported on the projects still under consideration:

- A Historical Designation and Relocation of Knollwood Hangar; with the intent to possibly convert it into a museum and to move the Hangar.
- Tree removal in the wooded area of the Airport.
- Construction of a Maintenance Facility.
- There are currently no actions on the above-mentioned Exploratory Projects.

## **J. Strategic Action Plan**

1. Monthly Action Plan Matrix Reports were presented by Task Force Leads.

○ Each Authority Member (Task Force Leads) reported on their assigned tasks.

- Chairman, Tom McPherson Reported:
  - The Airport Authority is scheduled to meet with the Moore County Board of Commissioners on May 26<sup>th</sup>, 2021, and the announcement will be made at the end of the Authority Meeting.
  - A contract has been established with an outside accountant for assistance with better reporting of KSOP Financials.
  - Soliciting John McLain, Tri-City Council, to assist with the development of KSOP Strategic Plan Advisory Groups.
  - Secretary, Mike Jones, suggested an Airport representative provide a KSOP presentation at a Tri-City Council Meeting.
  - Chairman, Tom McPherson, suggested combining the Authority and the Council Meeting at the Airport.
- Vice Chairman, Barry Lerman, Reported:
  - Meeting with Senator McInnis, to discuss KSOP economic development and funding options. Mr. Lerman indicated he would develop a project list to present for consideration.
  - An update to his on-going efforts to meet his assigned goals.
- Secretary, Mike Jones Reported:
  - The proposed Restaurant RFI has been drafted and would like the Authority to consider the proposal and requested approval to begin disbursement.
- Member, Pat Corso, Reported:
  - Not having taken any action on acquiring a firm to analyze Highest & Best Use of the Land on and around KSOP. Requested the Authority's input regarding the timeline. Consensus of the members is to defer this action until Fall 2021.
  - Golf Industry Reps were provided a list of Golf Company's and requested their top 10/15 selections. Once received, a Multi-Stage Campaign has been prepared to recruit the selected Golf Co. to this Area.
  - Oct 15, 2021, a showcase has been scheduled to recruit Medical Company's to locate/out-post to this area. Invites are being sent by NC-Bio.
  - Sovereign Aerospace (SA) is a key military community contact. SA has an aggressive business plan to provide multiple services to Military; is assisting w/establishing spec building for proposed Hub in Carthage.

## **K. Rules & Regulations & Minimum Standards**

1. Airport Manager, Scotty Malta, provided a status report on the Grass Runway request,

with presentation.

- Airport Manager, Scotty Malta, stated the current Airport Rules and Regulations does not allow Grass Landings.
- Secretary, Mike Jones, suggested areas for a Grass Runway.
- Upon request, Talbert & Bright identified potential areas for a Grass Runway.
- Airport Manager, Scotty Malta, identified safety issues with the suggested/identified areas and indicated the construction of a Grass Runway would be costly.
- Airport Manager, Scotty Malta, recommended against the construction of a Grass Runway at KSOP.
- Upon motion made by Vice Chairman, Barry Lerman, and seconded by member, Pat Corso, the Authority voted 4 to 1 to discontinue efforts to construct a Grass Runway at KSOP indefinitely. Secretary, Mike Jones, opposed the discontinuation.

**L. Staff Reports**

1. Airport Manager, Scotty Malta, Reported:

- Pope Air Force will not be staging at KSOP. May have some diverted Aircraft to KSOP during Pope's closure.
- Hangar Inspections are scheduled to continue later in the week.
- Hertz is still under contract to remain at KSOP and is under new management.
- Met with Central Security, Jeff Adams, and identified areas in need of repair and additional areas for coverage. A repair plan was discussed and agreed upon, and a quote for the additional areas of coverage was requested.
- NFPA fuel storage mandate issue has not establish a resolution yet.
- A tug has been purchased. It is being delivered.
- Sovereign Aerospace is modifying their 2 office spaces into one conference room/training space.
- With the current fuel crisis there is concern, but no impact currently.
- The Authority had no further inquiries/comments/action items.

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

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

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

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

**M. Additional Agenda Items**

*(None)*

**N. Unfinished Business**

1. Continued discussions relating to the establishment of a Restaurant at the Moore County Airport.
  - Secretary, Mike Jones, requested approval to disseminate his proposed “Request for Interest” (RFI not provided) solicitation among potential Restaurant Developers interested in establishing at KSOP.
  - Vice Chairman, Barry Lerman, suggested resolving previously identified concerns before moving forward with the RFI, such as the location/space for the Restaurant.
    - Secretary, Mike Jones, indicated his agreement with the locations identified on the chart (not provided) shared by Airport Manager, Scotty Malta.
  - Member, Pat Corso, stated, in his opinion, the current economic situation is not conducive and is premature, and if the RFI is unsuccessful, could negatively affect future efforts to establish a Restaurant at KSOP.
  - Chairman, Tom McPherson & Vice Chairman, Barry Lerman, expressed their agreement with Mr. Corso’s concern that the RFI is premature with the current economic conditions.
  - Airport Manager, Scotty Malta, suggested the 10K “Airport Operations” reported on Page 3 of the RFI (not provided) be adjusted to reflect more accurate Annual Operations of 30K Annually or, if including touch-n-go take-offs and landings, approximately 45K Annual Operations.
  - Airport Manager, Scotty Malta, stated his objection on Page 7 of the RFI (not provided) that indicates the Terminal Conference Room (space) would be controlled by the Restaurant Operator and would be made available for occasional use by the Airport Authority.
  - Secretary, Mike Jones, expressed his eagerness to continue and requested approval to move forward with the RFI at-this-time.
    - Upon motion made by Chairman, Tom McPherson, and seconded by Vice Chairman, Barry Lerman, the Authority voted 5 to 0 to revise the proposed RFI, with the changes suggested by Airport Manager, Scotty Malta, citing “traffic,” and to approve dissemination of the Request for Interest to establish a Restaurant at KSOP.
  - Secretary, Mike Jones, requested Airport Manager, Scotty Malta, provide him with the “traffic” change (Aircraft Landings) suggestion.
2. Secretary, Mike Jones, provided an update on the Employee Training and Customer Experience Initiative.

- Secretary, Mike Jones, recommended accepting the proposal from the Oberle Group to assist with implementing a Customer Service Relations Program at KSOP.
- Member, John Boesch, gave his endorsement for the project.
- Airport Manager, Scotty Malta, indicated the proposal was attractive, however; expressed concerns with the grand scale at which the proposal was developed and the exorbitant cost not providing enough of a return on investment.
- Chairman, Tom McPherson, indicated he understood the purpose and is in favor of this type of program, however; recommended deferring the project for the purposes of scaling the program to better encompass a smaller organization, such as KSOP. Member, Pat Corso, stated his consensus with the Chairman and the Airport Manager.
- Vice Chairman, Barry Lerman, stated his consensus with deferring the project and further review before implementing.
- By consensus, the Authority agreed to defer the project.

**O. New Business**

1. Requested ratification for the approval of an Agreement between the Moore County Airport Authority and Finance Consultant, Elizabeth Hess.
  - Upon motion made by Secretary, Mike Jones, and seconded by Vice Chairman, Barry Lerman, the Authority voted 5 to 0 to approve the Agreement between the Moore County Airport Authority and Finance Consultant, Elizabeth Hess.
2. Secretary, Mike Jones, expressed his dismay with the outward appearance of the Airport Facilities.
  - The Authority members agreed improvements to the Airport appearance be managed by the Airport Manager and further considerations be brought to the Authority if needed.

**P. Closed Session**

1. *Pursuant to N.C.G.S. 143-318.11(a)(5)(ii), the Authority met in closed session to establish or instruct the staff or agent concerning the negotiation of the price and terms of a contract: EMS Building: Aviation Business Lease Negotiations.*
  - *Upon motion made by Chairman, Tom McPherson, and seconded by member, John Boesch, the Authority voted 5 to 0 to enter closed session.*
  - *Upon motion made by Chairman, Tom McPherson, and seconded by Vice Chairman, Barry Lerman, the Authority voted 5 to 0 to return to open session.*
  - Upon motion made by Chairman, Tom McPherson, and seconded by member, John Boesch, the Authority voted 5 to 0 to authorize Chairman, Tom McPherson, to conduct a final review of the discussed modifications to the Contract Agreement and to execute the Contract Lease Agreement between the Airport Authority and Sovereign Aerospace on the, what is referred to as, the "Old EMS Building."

- No other administrative actions taken.

**Q. Announcements/Comments**

1. Authority Chairman, Tom McPherson, announced the Moore County Airport Authority will be meeting with the Moore County Board of Commissioners at 9:00 a.m. on May 26<sup>th</sup>, 2021, at the County's Senior Enrichment Center.
2. Authority Chairman, Tom McPherson, announced the Moore County Airport Authority Monthly Meeting will be held at the Moore County Airport in the Terminal Conference Room, and via Zoom, at 9:00 a.m. Wednesday, June 9<sup>th</sup>, 2021.

**R. Adjournment**

1. Chairman, Tom McPherson, adjourned at 11:59 a.m.

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Tom McPherson, Authority Chairman

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Mike Jones, Authority Secretary