

Carteret County-Beaufort Airport Authority

Regular Meeting

January 25, 2024

Members Present: Chris Chadwick, Jesse Vinson, Dean Graham, Jimmy Falwell, Randy Ramsey, Bucky Oliver.

ZOOM: Randy Fender and Jay Talbert of Talbert & Bright. Chad Noble – FBO – Crystal Coast Aviation.

Others Present: Janie Mason – Airport Manager, Peggy Piner – Accounting, Anthony Held – Facilities and Maintenance. Tommy Burns – County Manager, Reid Parker – Carr, Riggs & Ingram – CPA Firm.

Call to Order: Chairman Chadwick called the meeting to order and led the Pledge of Allegiance. He read the conflict-of-interest statement. There were no conflicts.

Approval of Agenda: Mr. Oliver asked for clarification of receivables on December balance sheet. Peggy Piner explained that we have tenants who pay in December for January rents thus making receivables unusually high. Mr. Oliver also asked about Runway 321 funds. It was explained that the funds are State Funds. He asked about Project Little Fish still being reported and Peggy Piner stated that she will get that cleared up before the next meeting.

Consent Agenda: Chairman Chadwick asked if there was a motion to approve the consent agenda. Mr. Ramsey made the motion and Mr. Vinson seconded it. It passed unanimously.

Public Comment: Jeff Plisko, owner of Crystal Coast Skydiving thanked the Board for allowing them to bring the World Skydiving Championships to Beaufort this upcoming October. He invited the Board to come check out his business and see how it is run and stated that if the Board has any questions for him that he is available. Mr. Plisko said that being at this airport has been a dream of his. Mr. Oliver asked Mr. Plisko to tell the Board about the event. Mr. Plisko stated that right now there are 37 countries involved. He stated that the FAI is the only skydiving that is recognized by the Olympics and that the competitors coming here will receive a world title similar to the Olympics. Mr. Plisko stated that they will be leasing the TSC hangar for the judges as well as the FBO hangar where his business is housed. There will be tents out front and bathrooms and food trucks. He stated that we will be putting Beaufort and the Airport on the World Stage and that everyone will be watching. He stated that it would be online and televised. He stated that there will be over 300 contestants. It will be the best from each country. He stated that he has other events coming this year as well. Mr. Oliver asked how long the event will be and how many total people do you expect there to be. Mr. Plisko stated that it is a 13-day event with 5 to 7 days of practice/training depending on the weather and 5 to 6 days of actual competition. September 27 – October 12th. Mr. Plisko stated that the tent for the ceremonies they are planning for 1000 seats but during the actual operational days there will be a bus shuttling back and forth bringing people and everyone should not be on the airfield at one time. Ms. Wenk asked what the impact on the local flying community will be. Mr. Plisko stated that that is a question they always get at GA airports. He stated that they will follow what the FAA already has in place. Mr. Vinson stated that a notebook with all the information about the Skydiving Event would be provided by Mr. Plisko with all of the insurance information, layout plans, safety plan, security, schedule, etc. should be provided to the Board

by early April. Mr. Oliver stated that he thinks the officials in charge of the event need to come here and meet well in advance to make sure everything liability wise is covered. Mr. Oliver said he is speaking as a community and stated that we don't want anything to happen other than a success. He stated that with these events you cannot think of every possible thing that could go wrong. He stated that he agreed that the book of information needs to be completed early and make sure we have everything covered as soon as possible. Mr. Vinson stated that he thought that Mr. Plisko probably walked away from our last meeting probably frustrated but the problem with events like these are that you cannot possibly think of everything that could possibly happen. He stated that you almost have to have a layout or a roadmap and document everything that is supposed to happen. Mr. Plisko stated that he is currently working with Chief Ray with the Town of Beaufort, and he feels that can be easily done. Mr. Plisko stated that he would check into the Event Insurance. He also stated that each skydiver has \$50,000.00 coverage for liability if they are a member. Chairman Chadwick told Mr. Plisko that Janie would be giving him a list of items that are needed and asked him to work on getting it completed and that it would be addressed again at the next meeting in February.

Eddie Youngblood spoke again about the possible decommissioning of Runway 14-32. He asked the Board to consider repair of the runway instead of decommissioning. He stated that he and many other pilots use this runway. He stated that he thought it could be rehabilitated for a reasonable amount of money. Jennifer Wenk also stated she and all the other pilots on the field agree with Mr. Youngblood. Mr. Vinson reminded Mr. Youngblood that the decision to decommission was not an Airport Board decision. He stated that we could ask again but that someone would have to foot the bill and it would not be the Division of Aviation. He also stated that the Airport would not be able to foot the bill because we don't have the money. He stated if a private company was going to do it they would have to go through our Engineer to be approved and they would have to put the money up. Mr. Youngblood stated that he only said what he said because last time he brought it up Mr. Vinson stated that it was a \$3-\$5-million-dollar job and he does not agree with that. Mr. Youngblood stated it would only be a fraction of that. Chairman Chadwick asked him how much it would be, and he stated that he has an estimate for around \$300,000.00. Mr. Vinson stated that would just be for the surface and Mr. Youngblood stated that it's just a 10-year plan and he'd be dead after that, so he didn't care after that. Mr. Vinson stated that that level of surfacing may not meet the Division of Aviation's requirements. He stated that there are depth requirements. Mr. Youngblood stated that these people do this at airports all over the country. Mr. Vinson stated that he understands all that. He stated he didn't want to argue at this point because it is out of the Boards hands. Chairman Chadwick told Mr. Youngblood that we would take a look at it. **NOTE: Randy Fender of Talbert & Bright stated that Seal Coat is no longer an accepted option. Mr. Youngblood provided a quote for Grip-Flex Type B Micro Surfacing.**

New Business: Reid Parker – Carr, Riggs & Ingram – presentation of the Annual Audit. He reported that they had no issues with anything they found in the financial statements. The Authority was also subject to two single audits this year. Federal single audits were related to the Economic Grant from the Dept of Commerce and the SCIF Grant from the NCDOT. There were no issues with either of the single audits as well. He stated there were no issues with internal controls and that they feel that the Board does a good job of oversight and that the Staff do a great job of keeping everything in order.

Election of Officers: Chairman Chadwick opened the floor to nominations for officers. Randy Ramsey made a motion to reelect the current slate of officers. Chairman Chadwick asked if there were any other motions. Mr. Oliver made a motion to close the nominations. Dean Graham seconded and it passed

unanimously. Chairman Chris Chadwick, Vice Chairman Dean Graham and Treasurer Jesse Vinson will remain as officers.

Janie Mason stated that she was asking permission from the Board to apply to the LGC for approval to get the matching funds as a loan from the County. Each request is "project specific". Mr. Oliver made the motion to proceed. It was seconded by Mr. Ramsey and passed unanimously.

Chairman Chadwick stated that he had asked Ms. Mason to request help with matching funds from the Town of Beaufort. Chairman Chadwick stated that he'd been told that the Town had declined to participate in the past, but he wanted to ask again and that if you don't ask you definitely won't get.

Mr. Oliver stated that he had never seen a written request from the Airport, but he stated he had only been there for two years. Mr. Vinson stated that he and Mr. Oliver had talked several times about the Town of Beaufort contributing to matching fund needs. Mr. Oliver stated that yes, he'd asked his advice and that he was in favor of the Town of Beaufort participating. He stated that he thinks if the goal is to get the Town of Beaufort to start participating in the funding of the Airport that he thinks we need to do a little more homework before we start that process. Mr. Oliver stated that personally he didn't know of a way to know how much tax revenue the Town of Beaufort is receiving by the benefit of the property tax here at the Airport. Chairman Chadwick stated that he had contacted the County Tax Office and was told that Beaufort receives around \$100,000.00 per year. Mr. Oliver stated that he had never seen that number. Chairman Chadwick stated he hadn't either but that he had requested it. Mr. Vinson stated that he was confused. He told Mr. Oliver that ever since he had come on this Board that he had nit picked the hell out of us on our budget, on how we do things, and why we do things and Mr. Vinson said that he presumed that he did the same with the Town of Beaufort. He stated that he didn't know how any Town can produce a budget without knowing all their sources of revenue. Mr. Vinson stated that the County provides tax funds that they collect on behalf of the Town of Beaufort to the Town of Beaufort so the budget/finance person with the Town of Beaufort should know how much money is coming from taxes relative to this Airport and it's the only way they can generate a budget unless they just take the taxes from the Airport and put it in a big pot and call it a slush fund. He stated that he had been in Town Government too long. He gave Emerald Isle as an example and that they knew exactly every source of revenue and how much money they were going to receive in order to begin the budget preparation process. He stated that the Town of Beaufort should know how much money they are receiving from the County for the Airport. Mr. Vinson asked if he was making sense and Mr. Oliver told him he was listening. He stated he didn't know where it was going but he was listening. Chairman Chadwick stated that he would like to make a request that the Town of Beaufort share in the local match that we are getting ready to request for the Project 321 Rehab. We are getting ready to request around \$800,000.00 for a local match and the Town receives money from taxes just like the County. Mr. Oliver stated that the Town of Beaufort actually receives more taxes than the County. Chairman Chadwick stated that he would like to ask the Board if they are in favor of asking the Town of Beaufort to participate in the match. He stated that the Town receives money just like the County does and it's only fair. He stated that Mr. Oliver is only one commissioner on the Towns Board, and he does not speak for the Town of Beaufort – that he only one of five and that he can exercise his opinion with that Board and will hopefully say that he is in favor of them participating in the match. Mr. Oliver stated that he wanted to clear the air here and stated that he is very much in favor of the Town participating but he thinks that the goal should be figuring out how to do that. Chairman Chadwick stated that in his mind the first thing we need to do is ask them. We know what they are receiving which is around the same amount that the County is

receiving. Chairman Chadwick stated that he would like to ask them for 50% of the required match. Mr. Vinson stated that he thinks when the bids come in the match will be more than \$800,000.00. Chairman Chadwick said he would like to give them a heads up and be up front with them with the request and lay the cards on the table with the Town Manager. Chairman Chadwick stated that they may not agree to participate but you are not going to get anything if you don't ask.

County Manager Tommy Burns stated that he thinks that the history behind it too is when the Airport was annexed into the Town that a lot of the pilots and plane owners were asking what I am getting for my city taxes? He stated that an airplane doesn't have any water/sewer needs, no kids in schools and he stated that airplanes are the best taxpayers for the County and the Town because very few services have to be provided.

Randy Ramsey made a motion that he would like the Board to empower the Chairman to have the conversation with the Town of Beaufort regarding requesting matching funds. Mr. Oliver seconded the motion and it passed unanimously.

NOTE: Letter requesting help with matching funds for Project 321 Rehab signed by Chairman Chadwick was hand delivered to the Town of Beaufort January 26, 2024.

Old Business: Talbert & Bright Update – Randy Fender

Runway 3-21 Rehab Project: Project was advertised for bidding on January 14, 2024. Pre-bid meeting will be held January 31, 2024, at the Airport. Bids are scheduled to be opened February 20, 2024. The Stormwater Minor Permit Modification was submitted to the NCDEQ on August 30, 2023, and approval was received November 30, 2023.

Due to modifications to the construction of the haul route, a revised sedimentation and erosion control permit application was submitted on January 19, 2024.

This project was included on the agenda for November 2023 NCDOT BOT meeting for construction and CA funding and was approved.

Talbert & Bright are currently preparing a work authorization to provide CA, RPR, and QA testing services and will forward that to the Airport for review once completed.

Laughton Property Preliminary Permitting Coordination: Subsurface and topographic surveys have been completed. Talbert & Bright are currently developing a work authorization to complete design and bidding of the preliminary site work for the Laughton Property and will forward to the Airport for review once completed.

Infield Hangar Development Investigation: Talbert & Bright developed four alternatives for the infield area hangar development and sent to the Airport. Talbert & Bright will be coordinating with the Airport to schedule a meeting to discuss these alternatives and determine a preferred hangar development alternative for this area. Talbert & Bright will complete an ALP Pen and Ink Update and submit to the NCDOA once a preferred hangar development alternative is determined.

A motion was made to ratify the Legislative funds (TRDF Funds – Transportation Reserve Directed Funds) by Mr. Oliver. Seconded by Mr. Vinson and passed unanimously.

A motion was made by Mr. Ramsey to go into closed session. Seconded by Mr. Graham and passed unanimously.

Returned to open session:

A motion was made by Mr. Oliver to approve the request for a 50x50 cement pad as an improvement by tenant with the lease being amended to include the square footage. Seconded by Mr. Vinson and passed. Mr. Ramsey recused himself from the discussion and the vote.

A motion was made to start the closing process on the Wright Property by Mr. Graham and seconded by Mr. Vinson. It passed unanimously.

A motion was made to adjourn the meeting. Seconded by Mr. Falwell and passed unanimously.

Minutes prepared by Janie Mason