



DALTON

GEORGIA

AIRPORT AUTHORITY MEETING
TUESDAY, JANUARY 28, 2025
3:00 PM
DALTON MUNICIPAL AIRPORT

MEETING NOTICE

The Airport Authority will hold its January meeting on Tuesday, January 28, 2025 at 3:00 PM at the Airport.

MEETING AGENDA

1. Welcome and Call to Order
2. Approval of Meeting Agenda
3. Approval of November 12, 2024 Minutes
4. Public Commentary (must register, 3 min limit)
5. Review Financial Reports
6. Ground Lease Update
7. Current Projects Update – Airport Manager
8. Report on Operations - Airport Manager
9. Chairman’s Update
10. Miscellaneous Business
11. Adjournment

ANNOUNCEMENTS

The next Authority meeting will be held Tuesday, March 11, 2025, 3:00pm, at the airport.



DALTON AIRPORT AUTHORITY
MEETING MINUTES
NOVEMBER 12, 2024 AT 3:00 P.M.
DALTON MUNICIPAL AIRPORT

Welcome and Call to Order:

Chairman Morgan called the meeting to order at 3:00 PM. A quorum was present.

Present were: Airport Authority members Dany Morgan, Luis Prieto, Earl Boyd, Benny Dunn, and Chester Clark. Also present were Airport Manager Andrew Wiersma, Airport Liaison Nicky Lama, Airport Secretary Kimberley Witherow, and Tony Armour.

Approval of Agenda:

On motion by Luis Prieto, second by Earl Boyd, the agenda was approved. All were in favor.

Minutes:

On motion by Chester Clark, second by Benny Dunn, the September 10, 2024 minutes were approved. All were in favor.

Public Commentary:

There were no public comments.

Financial Reports:

Andrew Wiersma presented the airport financial reports ending September 30, 2024. On motion by Chester Clark, second by Earl Boyd, the Authority accepted the financial reports into the minutes along with any needed adjustments for the year end 2024 budget.

2025 Budget Review:

Andrew Wiersma presented the draft 2025 Airport budget. He discussed the minimum wage will be increased from \$16.50/hour to \$18.50/hour for any employees with less than a year of employment. For those with over a year of employment the rate will increase to \$20.00/hour. Andrew stated employees would also receive a 4% COLA. Andrew said he would move the new hangars to the 4th quarter for revenue budget purposes and reduce the insurance for the 4th quarter. On motion by Chester Clark, second by Luis Prieto, the budget was adopted. All were in favor.

Ground Lease Review:

Andrew reported Dalton Aircraft has purchased a Gulfstream 450 jet and would like to split off an acre of their leasehold for a brand new lease under Textile Rubber, separate from Dalton Aircraft, to build a new 120x120 hangar to house the new plane.

The Lease Proposal options discussed are:

- Term: 30 years
- Rent: 2021 rates + CPI
- Market Adjustment: every 10 years not to exceed 20%

- Common area maintenance fee removed
- Transfer fee: \$2500
- TRCC has requested fuel farm
- Fuel Farms only allowed on 5 acre or larger ground leases
- Reduce to 2 acres
- TRCC increase lease size
- Flowage fee: \$.05 with tank 10,000+gallons cumulative CPI increase every 10 years capped at 25% dispensing stipulation
- Andrew Wiersma recommends Vote: Change of acreage to allow fuel farm from 5 acres to 2 acres (motion by Chester Clark, second by Earl Boyd), approval of lease as presented with exp. 1/31/25, roughly \$47,000 additional annual revenue. Motion by Benny Dunn, second by Earl Boyd, for approval of lease for Textile Rubber for 2 acre ground lease. All were in favor.
- Dalton Aircraft lease to be reduced on Exhibit A with fuel flowage fee

2025 Meeting Schedule:

Andrew presented the 2025 airport meeting schedule with meetings to be held on the 2nd Tuesday at 3PM every other month with first meeting be held January 14, 2025 at the airport. The airport meeting schedule is a part of these minutes.

Appointments:

Authority member Benny Dunn left the room for the authority to discuss his reappointment. Mr. Dunn is willing to serve another term with the stipulation that he may not be able to complete the entire 5 years. It was discussed how knowledgeable and valuable Mr. Dunn's experience is about the airport and with GDOT. On motion by Earl Boyd, second by Luis Prieto, the Authority recommends to the Mayor and Council the reappointment of Mr. Dunn for a five year term to expire December 31, 2029. All were in favor.

Current Projects Update:

Andrew Wiersma reported on the following projects. The report is a part of these minutes.

OBSTRUCTION CLEARING DESIGN RW32:

- LRS Land Services Construction Sep 16-20
- 42 trees removed
- Project complete

HANGARS:

- Rebid Sep 10 –October 10, 2024
- All bids rejected
- Recombine sitework with buildings
- Hope to advertise this week
- 2 tenants interested in 60x60 hangars - funding options?

RUNWAY REHAB:

- Construction began Nov 6
- Currently on-schedule for Nov 27 reopen

ELECTRICAL REHAB DESIGN

- TA Letter approved by M&C Sep 16 and response sent to GDOT

Report on Operations:

Andrew presented the report on operations as well as the fuel sales charts. The report is part of these minutes.

Chairman's Update:

Chairman Morgan reported on aviation statistics from the GAA Conference and thanked Andrew Wiersma for his work with the GAA.

Miscellaneous Business:

- Chairman Morgan and Andrew Wiersma attended the GAA Annual Conference that was held October 16-18, 2024 in Columbus, GA
- Actively working on airport zoning bill for 2025 Legislative Session
- USDA Rabies Inoculation Drops moved to Spring '25

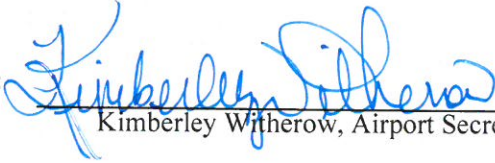
Announcements:

The next Airport Authority Meeting is scheduled for January 14, 2025 at the airport.

Adjournment:

There being no other business, the Airport Authority meeting was adjourned at 4:35 PM.

Signed:



Kimberley Witherow, Airport Secretary