

REGULAR MEETING
ASHEVILLE REGIONAL AIRPORT AUTHORITY
September 12, 2008
8:33 AM

The Asheville Regional Airport Authority ("Authority") met on Friday, September 12, 2008 at 8:33 AM in the Conference Room at the Authority's Administrative Offices, Asheville Regional Airport ("Airport"), 61 Terminal Drive, Suite 1, Fletcher, NC 28732.

MEMBERS PRESENT: David Gantt, Vice-Chairman; Chuck McGrady, Secretary-Treasurer; Rhett Grotzinger; Brownie Newman; Susan C. Fisher; Jeffrey A. Piccirillo.

MEMBERS ABSENT: David R. Hillier, Chairman.

STAFF AND LEGAL COUNSEL PRESENT: Victor Buchanan, Authority Legal Counsel; Lew S. Bleiweis, Deputy Airport Director; D. David Nantz, Director of Operations and Maintenance; Kevin Howell, Development Manager; Patti Michel, Director of Marketing and Public Relations; Royce Holden, IT Director; C. Jeffrey Augram, Chief of Public Safety; Christy Brunson, Finance Manager; Suzie Baker, Administration Manager and Ellen Heywood, Recording Secretary.

CALL TO ORDER: The Vice-Chairman presided over the meeting in the absence of the Chairman and welcomed everyone in attendance. The meeting was called to order at 8:33 AM.

APPEARANCES: None.

CONSENT AGENDA: Mr. Grotzinger stated that Consent Agenda Items A, B, and C needed further discussion by the Board but recommended Item D for the Award of Bid for the Purchase of Maintenance Vehicles to Ken Wilson Ford in the amount of \$60,000.00 be approved. Vice-Chairman Gantt asked if there were any other changes recommended for Item D by the other Board members and there were no further recommendations. Mr. McGrady moved to award the bid for the purchase of two (2) maintenance vehicles to Ken Wilson Ford, Inc. in the amount of \$60,000.00 and to authorize the Airport Director to execute the necessary documents. Mr. Grotzinger seconded the motion and it carried by a unanimous vote.

PRESENTATIONS: None.

OLD BUSINESS: None.

Vice-Chairman Gantt requested Mr. Bleiweis make the introduction of the new recording secretary. Mr. Bleiweis introduced Mrs. Heywood and she was welcomed by the Board.

NEW BUSINESS:

Award of Construction Contract for the Aircraft Storage Hangar Project – 168

Wright Brothers Way: Mr. Howell informed the Board there was a handout for their review from LPA Group. Mr. Howell reiterated to the Board that in June of 2007, the Authority approved a bulk hangar project under a management agreement with Million Air for a budget of \$2,489,562. Million Air executed the contract documents in November of 2007 and design was started. Upon completion of a level 3 review process, the project was publicly bid. On September 3, 2008, 15 bids were received with the lowest responsive bid from Momentum Construction Services of Simpsonville, South Carolina for the amount of \$1,888,000 with an additive alternative bid in the amount of \$40,000. The staff recommends awarding this contract to Momentum Construction Services in the amount of \$1,928,000.

Mr. Grotzinger inquired as to whether anything had changed from our previous Board meeting and if we were to self-fund the project. Mr. Howell responded that nothing had changed and that is correct that we were to self-fund the project. Mr. Grotzinger suggested the Board move forward with the construction of the aircraft storage hangar project. Mr. Grotzinger moved to approve the award of the construction project to Momentum Construction Services for the amount of \$1,888,000 with an additive alternative bid in the amount of \$40,000 and to authorize the Airport Director to execute the necessary documents. Mr. McGrady seconded the motion and it carried by unanimous vote.

CONSENT AGENDA:

B and C. Approval of Change Orders to the Perry Bartsch Jr. Construction Company Terminal Renovation and Expansion Construction Contract:

Mr. Grotzinger questioned that if Consent Items B and C were tied to the same bid then why were they two different change order items. Mr. Howell responded that they were two separate areas of the terminal and to keep track of charges for the project they were on separate change orders which require two approvals. It was questioned how these items were missed in the original contract and Mr. Howell responded that it was an oversight in the design documents. Mr. Grotzinger emphasized the importance of

staff finding ways to prevent this from happening in the future. There was discussion of recouping part of these costs from Schenkel & Shultz, Inc., the architect. Mr. Howell explained that the first change order area is directly below the Conference Room and the second change order area is the baggage claim area. The first change order in the amount of \$68,437.00 is required to tie-in the new building expansion to the adjacent pavement areas. This work will address surface drainage in this exterior area. The second change order in the amount of \$64,400.00 is for the area located adjacent to the baggage claim area. Modifications to the exterior grades are required to tie-in the new building expansion to the adjacent pavement areas. Mr. Howell reiterated that the staff would work to recoup some of these costs from the architect. Mr. McGrady made a motion to approve both change orders. Mr. Grotzinger seconded the motion and it carried by unanimous vote.

A. Approval of the Asheville Regional Airport Authority Minutes:

- i. Approval of the August 8, 2008 Regular Meeting Minutes:** Mr. Grotzinger stressed the importance of minutes that accurately reflect action that is taken. Mr. Grotzinger felt that the June 13, 2008 meeting minutes were incorrect. Mr. Grotzinger felt that if language by David N. Edwards, Jr. could be incorporated regarding additional investment from Encore/Landmark he could approve the minutes. Mr. Newman stated that if the regular minutes were changed to reflect Mr. Grotzinger's comments he could approve the August 8 minutes. Mr. Newman made a motion to approve as corrected the regular minutes of the August 8, 2008 Board Meeting. Mr. Grotzinger seconded the motion and it carried by unanimous vote.
- ii. Approval of the August 8, 2008 Work Session Minutes:** Mr. Grotzinger stated that the comment in Section D by the Chairman asking for majority of presentations during a Board meeting unfairly limits ability to gather information. He is opposed to predisposing presenters to 10-20 minutes for a presentation. Mr. Grotzinger also stated that in Section E of the Work Session Minutes it is stated that it is the consensus of the Board that staff is providing adequate information at the Board meetings. Mr. Grotzinger does not agree that the Board is receiving enough information and would not want the word consensus used or the minutes should reflect an exception. Vice-Chairman Gantt inquired as to what he would recommend and Mr. Grotzinger stated that we need to get information before approving items and they should be brought back as new business. Mr. McGrady stated that Mr. Grotzinger is expressing concern that we are limiting dialog. Mr. Grotzinger

stated that the minutes are the only record we have for new members to familiarize themselves with Board business. Mr. Newman stated that he is comfortable to amend the minutes. Mr. Buchanan stated that he will provide input for the change. Mr. Newman made a motion to approve as corrected the work session minutes of the August 8, 2008 Board Meeting. Mr. Grotzinger seconded the motion and it carried by unanimous vote.

Mr. Grotzinger also questioned the absence of document links in the agenda and Mr. Bleiweis explained it was for the benefit of Mrs. Heywood and that we will continue to use the links in the future.

DIRECTOR'S REPORT: None.

INFORMATION SECTION: No Discussion

AUTHORITY MEMBERS REPORT:

Discussion of Airport Authority Smoking Policy: Mr. Grotzinger stated that, during his seven years as a Member of the Authority, he has noticed people congregating in front of the Terminal Building to smoke, that this smoke is the first breath of air that arriving passengers get when they go outside, and that this problem has gotten worse lately. Mr. Grotzinger would be happy to ban smoking from the facility. He notes that we have received information from other airports on their smoking policies. He would like to see staff come back to the Board with a couple of recommendations on a smoking policy. Mr. McGrady is supportive of Mr. Grotzinger's recommendation that the staff bring a smoking policy before the Board. Although he is not sure he is in favor of banning it from the facility he believes it is reasonable to segregate a smoking area. Mrs. Fisher was also supportive of a smoking policy. She has seen policies for all public buildings, hospitals and school grounds and does not believe a smoking policy would be inconsistent with other public areas. She stated that the General Assembly of North Carolina has banned smoking in its buildings. Mr. Piccirillo stated that the hotel has found that there are more people for a non-smoking policy than against one. He stated it is difficult to enforce designated areas. The hotel is down to 12 rooms that are designated smoking rooms and this has not been detrimental to clientele. Mr. Newman inquired as to whether we were asking staff to come up with a couple of policies. Vice-Chairman Gantt requested staff to provide current policy and Legal Counsel to research the legal limits and have a discussion at a future meeting. Mr. Grotzinger agreed the Board should look into a policy and discuss. Mr. Buchanan stated he would work with staff to produce some options.

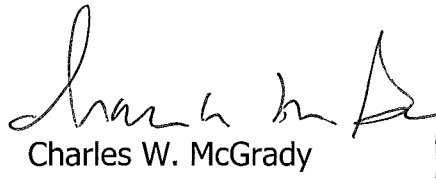
PUBLIC AND TENANTS COMMENTS: Mr. Charles Thomas spoke as a tenant about fuel cost concerns, hangar and tie-down revenue concerns. He spoke of the significance of property tax revenues from airplanes. He would like to see the airport continue to look at building more T-Hangars as resources are available to encourage/attract business.

CLOSED SESSION: None

ADJOURNMENT: Mr. McGrady moved to adjourn the meeting at 9:10 AM. Mrs. Fisher seconded the motion and it carried by a unanimous vote.

The next regular meeting of the Authority will be on October 10, 2008 at 8:30 AM in the Conference Room at the Authority's Administrative Offices, Asheville Regional Airport, 61 Terminal Drive, Suite 1, Fletcher, NC 28732.

Respectfully submitted,


Charles W. McGrady
Secretary-Treasurer

Approved:



David Gantt
Vice-Chairman