

Rutherford County Airport Authority Agenda
March 18, 2014 5:30pm

- I. Call to Order
 - A. Pledge of Allegiance
- II. Public Comments
 - Comments should be limited to three (5) minutes. Written comments submitted prior to the Board meeting will be copied and distributed to the Airport Authority.
- III. Minutes of January 21, 2014 Regular Meeting
- IV. Financial Report
- V. Airport Operations Report
- VI. Old Business
 - A. Organizational Review Update
 - B. Lease Review Update
 - C. Obstruction Clearing Update
 - 1. Roger Smith Request
- VII. New Business
 - A. Economic Development Opportunities
 - B. Change to Fuel Policy
 - C. Landscaping Proposal
 - D. Lease Proposal-Big Air Aviation
- VIII. Closed Session N.C.G.S. 143-318.11 (a) (3) Attorney Client.

Adjourn

MINUTES OF THE MEETING OF THE RUTHERFORD COUNTY AIRPORT AUTHORITY HELD AT THE RUTHERFORD COUNTY AIRPORT ON JANUARY 21, 2014 AT 5:30 PM.

**PRESENT: CHAIRMAN GREG LOVELACE
VICE CHAIRMAN EDDIE HOLLAND
WILLIAM ECKLER
ROGER RICHARD**
ABSENT: JULIUS OWENS

CALL TO ORDER/ PLEDGE OF ALLEGIANCE

Chairman Lovelace called the meeting to order and Vice Chairman Holland led in the Pledge of Allegiance.

Absent Member

Bill Eckler made a motion to excuse Julius Owens from the meeting as he was away on County-related business. Vice Chairman Holland seconded the motion. The motion passed with Chairman Lovelace, Vice Chairman Holland, Eckler, Airport Authority Member Bo Richard voting no; and Airport Authority Member Owens excused.

PUBLIC COMMENTS

David Reno said he was requesting answers to the questions he had asked in previous months.

Minutes/December 17, 2013

Bill Eckler made a motion to approve the minutes of the December 17, 2013 meeting and Vice Chairman Holland seconded. The motion passed with Chairman Lovelace, Vice Chairman Holland, Eckler and Richard voting aye; no Airport Authority Member voting no; and Airport Authority Member Owens excused.

Financial Report

County Manager Carl Classen reported on the revenues and expenditures through December 31, 2013. There were no questions about the financial report.

Airport Operations Report

Chris Roach reported fuel sales for the month of December were 5260.98 gallons and prepaid customers were 41,000 gallons. Chris Roach stated that there had been 3 hunters to hunt on the

property during deer season. He also spoke about a semiannual fuel audit that all the recommendations had been completed.

Organizational Review

County Manager Carl Classen gave an update on the Organizational Review and discussed scanning Airport documents and indexing the boxes of documents in the basement at the airport. He stated the cost for scanning would cost approximately \$4400 and that there would need to be a budget amendment for the monies.

Bo Richard mentioned the missing minutes from the 80's and that the issued needed to be turned over to the Sheriff's department. He stated that all documents needed to be scanned and organized. He also stated that the tapes that where found were insufficient.

Bo Richard made a motion to scan all found documents and allow Sheriff's department to look into the missing minutes and report back. The motion failed due to lack of a second.

Hearing no objection, Chairman Lovelace directed that a further report on the missing minutes from the 1980's be given by the County Manager at the February meeting.

Tree Clearing Update

Chief Building Official Jason Ruff has met with affected property owners regarding trees that have grown into the runway protection zone. Mr. Ruff said he had signed agreements to clear some of the trees that are an obstruction and stated that the Building Inspections office would be responsible for enforcing any issues with property owners that were not in compliance.

Building Removal Update

Jimmy Luther, WK Dickson, spoke about buildings to be cleared from the Edwards and Owens properties, plus removing the trees to the ground would be in a bid package. He stated that no additional funds were needed at this time as funding is included in the grants.

Airport Advisory Council

Chairman Lovelace discussed the idea of creating an advisory council to assist the Board on policy recommendations regarding the Airport. County Manager Carl Classen stated there had been a suggestion to create an airport advisory council consisting of stakeholders or others interested in the airport and that this committee would make recommendations on policies and improvements at the Airport.

Chairman Lovelace asked other Board members to speak with people about the idea and that the topic would be on the March agenda.

Boy Scouts of America Camp Over

Russell Hyde addressed the Board about the Boy Scouts camp-over at the Airport and that there would not be any expense to the County.

Bill Eckler made a motion to authorize plans for the Boy Scouts of America to use the airport and for the Boy Scouts to execute a liability waiver. Vice Chairman Holland seconded. The motion passed with Chairman Lovelace, Vice Chairman Holland, Eckler, and Richard voting aye; no Airport Authority Member voting no; and Airport Authority Member excused absent.

Forest Service Lease

After discussion regarding the value of the NC Forest Service operations at the Airport and the need to have a fully executed lease with the Forest Service, Bill Eckler made a motion for a new lease agreement for 30 years with the property the Forest Service is on now. Vice Chairman Holland seconded. The motion passed with Chairman Lovelace, Vice Chairman Holland, Eckler, and Richard voting aye; No Airport Authority Member voting no; and Airport Authority Member Owens excused.

Keys to Locks

Bo Richard asked whether the Airport should have keys to all the hangars so the Airport could conduct regular hangar inspections. Airport Authority Attorney Beth Miller stated it is not appropriate to request for keys to the hangars. The Airport Authority can schedule a time with the hangar owners to inspect them.

Chris Roach stated that the airport does have a few hangar keys but only because the hangar owners will call ahead and ask for someone to put fuel in their plane and have it ready for them to leave.

Hearing no objection, Chairman Lovelace asked the Airport Authority to develop a release form for interested hangar owners to sign that would allow the Airport to keep a key to the owner's hangar for the purpose of servicing their aircraft, when requested.

Inspecting Hangars Inside and Out

Airport Authority Attorney Beth Miller stated that under the 40 year lease the airport authority has a right to inspect the hangars.

Bo Richard asked if the hangars had been inspected recently. The attorney stated that she believed the last board inspected all the hangars last year.

Jason Ruff from the Building Inspections office stated that State-required fire inspections of the hangars were completed in 2013. He also stated that the fire extinguishers should be inspected yearly by the owners.

Easement on Bee Hive Drive

Bo Richard asked about an easement on Bee Hive Drive. Beth Miller stated that there was an easement on Bee Hive Drive but there was an error in the original paperwork from 1978 which was the County assigned the easement instead of the Airport Authority.

Bill Eckler made a motion to correct the paperwork for the easement by the airport attorney and Vice Chairman Holland seconded. The motion passed with Chairman Lovelace, Vice Chairman Holland, Eckler and Richard voting aye; no Airport Authority Member voting no; and Airport Authority Member Owens excused.

RECESS

6:28 P.M. - Recess
6:30 P.M. - Reconvene

Closed Session Attorney Client Privilege NCGS 143-318-11(a)(3).

Bo Richard moved and Bill Eckler seconded to go into closed session regarding attorney client privilege pursuant to NCGS 143-318.11(a)(3). The motion passed with Chairman Lovelace, Vice Chairman Holland, Eckler, and Richard voting aye; no Airport Authority Member voting no; and Airport Authority Member Julius Owens excused.

Carl Classen asked the board, Beth, and Brooke to remain.
Closed Session - 6:30
Return to Open Session - 6:37

ADJOURNMENT

Bill Eckler moved to adjourn and Vice Chairman Holland seconded the motion. The motion passed with Chairman Lovelace, Vice Chairman Holland, Eckler and Richard voting aye; no Airport Authority Member voting no; and Airport Authority Member Owens excused.

6:37 P.M. - Adjourned.

Chairman, Airport Authority

Vice Chairman, Airport Authority

Attest:

Secretary to the Airport Authority

RUTHERFORD COUNTY
 Airport - Revenue and Expense
 Report dates 07/01/2013 - thru - 01/31/2014

Account Number	Account Description	Amended Budget	Period	Fiscal Year	Encumbrances	Available Budget
			Activity	to Date		
			01/01/2014 to 01/31/2014	07/01/2013 to 01/31/2014		
10-3453-410-01-000	Airport Fuel Sales	350,000.00	-19,084.02	-226,091.48	0.00	123,908.52
10-3453-800-00-000	AIRPORT MISCELLANEOUS REVENUES	0.00	-15.00	-127.50	0.00	-127.50
AIRPORT		350,000.00	-19,099.02	-226,218.98	0.00	123,781.02
10-3834-800-01-000	RENTS-AIRPORT	18,400.00	-2,350.00	-12,431.55	0.00	5,968.45
MISCELLANEOUS REVENUE RENTS		18,400.00	-2,350.00	-12,431.55	0.00	5,968.45
Total Revenue		368,400.00	-21,449.02	-238,650.53	0.00	129,749.47
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10-4530-121-00-000	AIRPORT SALARIES REGULAR	34,568.00	2,694.85	15,641.47	0.00	18,926.53
10-4530-122-00-000	AIRPORT SALARIES OVERTIME	0.00	0.00	846.16	0.00	-846.16
10-4530-126-00-000	SALARIES PART TIME	26,540.00	2,411.03	22,509.87	0.00	4,030.13
10-4530-181-00-000	F I C A	3,789.00	278.24	2,244.40	0.00	1,544.60
10-4530-181-01-000	MEDICARE FICA	887.00	65.07	524.91	0.00	362.09
10-4530-182-00-000	RETIREMENT	4,276.00	336.05	1,647.29	0.00	2,628.71
10-4530-182-01-000	NC RETIREMENT 401K	1,123.00	87.58	429.30	0.00	693.70
10-4530-183-00-000	AIRPORT HEALTH AND LIFE INSURANCE	5,675.00	478.25	1,866.62	0.00	3,808.38
10-4530-183-01-000	EMPLOYEE EVALUATIONS	0.00	0.00	90.00	0.00	-90.00
10-4530-186-00-000	WORKERS COMPENSATION	0.00	1,677.00	1,677.00	0.00	-1,677.00
10-4530-189-01-000	AIRPORT OTHER FRINGE BENEFITS	0.00	0.00	0.00	0.00	0.00
10-4530-192-00-000	PROFESSIONAL SERVICE LEGAL	9,000.00	300.00	2,100.00	0.00	6,900.00
10-4530-192-01-000	PROFESSIONAL SERVICE-OTHER	5,000.00	0.00	5,000.00	0.00	0.00
10-4530-251-01-000	AV FUEL PURCHASES	300,000.00	0.00	201,983.49	0.00	98,016.51
10-4530-260-00-000	OFFICE SUPPLIES	1,000.00	143.61	1,021.21	0.00	-21.21
10-4530-260-02-000	Airport Supplies	500.00	267.36	1,494.43	0.00	-994.43
10-4530-299-00-000	PUBLIC RELATIONS	500.00	0.00	0.00	0.00	500.00
10-4530-311-00-000	TRAVEL/EXPENSE REIMBURSEMENT	300.00	66.79	128.97	0.00	171.03
10-4530-321-00-000	TELEPHONE	1,297.00	222.95	1,420.30	0.00	-123.30
10-4530-325-00-000	POSTAGE	75.00	0.00	23.54	0.00	51.46
10-4530-331-00-000	UTILITIES SEWER WATER ELECTRICITY	7,000.00	826.51	4,950.63	0.00	2,049.37
10-4530-351-00-000	REPAIRS & MAINTENANCE AIRPORT	40,500.00	293.68	7,557.54	0.00	32,942.46
10-4530-352-00-000	MAINTENANCE TO EQUIPMENT	5,000.00	0.00	0.00	0.00	5,000.00
10-4530-353-00-000	MAINTENANCE TO VEHICLES	1,000.00	0.00	9.04	450.00	540.96
10-4530-370-00-000	ADVERTISING	500.00	0.00	0.00	0.00	500.00
10-4530-440-00-000	SERVICE & MAINTENANCE CONTRACTS	27,000.00	3,750.00	13,350.00	14,875.00	-1,225.00
10-4530-451-00-000	Property/Operations Insurance	7,949.00	0.00	0.00	0.00	7,949.00
10-4530-452-00-000	INSURANCE-LIABILITY BOARD MEMBERS	2,500.00	0.00	0.00	0.00	2,500.00
10-4530-491-00-000	DUES & SUBSCRIPTIONS	300.00	0.00	198.00	0.00	102.00
10-4530-510-01-000	FIBER INSTALLATION	0.00	0.00	0.00	0.00	0.00

AIRPORT		486,279.00	13,898.97	286,714.17	15,325.00	184,239.83

RUTHERFORD COUNTY
 Airport - Revenue and Expense
 Report dates 07/01/2013 - thru - 01/31/2014

Account Number	Account Description	Amended Budget	Period	Fiscal Year	Encumbrances	Available Budget
			Activity	to Date		
			01/01/2014 to 01/31/2014	07/01/2013 to 01/31/2014		

Total Expense		486,279.00	13,898.97	286,714.17	15,325.00	184,239.83
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GENERAL FUND		-117,879.00	-7,550.05	48,063.64	15,325.00	-54,490.36
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RUTHERFORD COUNTY
 Airport - Revenue and Expense
 Report dates 07/01/2013 - thru - 02/28/2014

Account Number	Account Description	Amended Budget	Period	Fiscal Year	Encumbrances	Available Budget
			Activity	to Date		
			02/01/2014 to 02/28/2014	07/01/2013 to 02/28/2014		
10-3453-410-01-000	Airport Fuel Sales	350,000.00	-17,161.48	-243,252.96	0.00	106,747.04
10-3453-800-00-000	AIRPORT MISCELLANEOUS REVENUES	0.00	0.00	-127.50	0.00	-127.50
AIRPORT		350,000.00	-17,161.48	-243,380.46	0.00	106,619.54
10-3834-800-01-000	RENTS-AIRPORT	18,400.00	-1,313.75	-13,745.30	0.00	4,654.70
MISCELLANEOUS REVENUE RENTS		18,400.00	-1,313.75	-13,745.30	0.00	4,654.70
Total Revenue		368,400.00	-18,475.23	-257,125.76	0.00	111,274.24
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10-4530-121-00-000	AIRPORT SALARIES REGULAR	34,568.00	2,694.85	18,336.32	0.00	16,231.68
10-4530-122-00-000	AIRPORT SALARIES OVERTIME	0.00	0.00	846.16	0.00	-846.16
10-4530-126-00-000	SALARIES PART TIME	26,540.00	2,240.53	24,750.40	0.00	1,789.60
10-4530-181-00-000	F I C A	3,789.00	267.67	2,512.07	0.00	1,276.93
10-4530-181-01-000	MEDICARE FICA	887.00	62.59	587.50	0.00	299.50
10-4530-182-00-000	RETIREMENT	4,276.00	336.05	1,983.34	0.00	2,292.66
10-4530-182-01-000	NC RETIREMENT 401K	1,123.00	87.58	516.88	0.00	606.12
10-4530-183-00-000	AIRPORT HEALTH AND LIFE INSURANCE	5,675.00	478.25	2,344.87	0.00	3,330.13
10-4530-183-01-000	EMPLOYEE EVALUATIONS	0.00	0.00	90.00	0.00	-90.00
10-4530-186-00-000	WORKERS COMPENSATION	0.00	0.00	1,677.00	0.00	-1,677.00
10-4530-189-01-000	AIRPORT OTHER FRINGE BENEFITS	0.00	0.00	0.00	0.00	0.00
10-4530-192-00-000	PROFESSIONAL SERVICE LEGAL	9,000.00	300.00	2,400.00	0.00	6,600.00
10-4530-192-01-000	PROFESSIONAL SERVICE-OTHER	5,000.00	0.00	5,000.00	0.00	0.00
10-4530-251-00-000	FUEL	0.00	0.00	0.00	0.00	0.00
10-4530-251-01-000	AV FUEL PURCHASES	300,000.00	28,476.07	230,459.56	34,629.31	34,911.13
10-4530-260-00-000	OFFICE SUPPLIES	1,000.00	59.40	1,080.61	0.00	-80.61
10-4530-260-02-000	Airport Supplies	500.00	0.00	1,494.43	0.00	-994.43
10-4530-299-00-000	PUBLIC RELATIONS	500.00	0.00	0.00	0.00	500.00
10-4530-311-00-000	TRAVEL/EXPENSE REIMBURSEMENT	300.00	0.00	128.97	0.00	171.03
10-4530-321-00-000	TELEPHONE	1,297.00	150.32	1,570.62	0.00	-273.62
10-4530-325-00-000	POSTAGE	75.00	0.00	23.54	0.00	51.46
10-4530-331-00-000	UTILITIES SEWER WATER ELECTRICITY	7,000.00	836.00	5,786.63	0.00	1,213.37
10-4530-351-00-000	REPAIRS & MAINTENANCE AIRPORT	40,500.00	3,661.79	11,219.33	450.00	28,830.67
10-4530-352-00-000	MAINTENANCE TO EQUIPMENT	5,000.00	55.81	55.81	0.00	4,944.19
10-4530-353-00-000	MAINTENANCE TO VEHICLES	1,000.00	918.23	927.27	0.00	72.73
10-4530-370-00-000	ADVERTISING	500.00	0.00	0.00	0.00	500.00
10-4530-440-00-000	SERVICE & MAINTENANCE CONTRACTS	27,000.00	2,225.00	15,575.00	13,350.00	-1,925.00
10-4530-451-00-000	Property/Operations Insurance	7,949.00	0.00	0.00	0.00	7,949.00
10-4530-452-00-000	INSURANCE-LIABILITY BOARD MEMBERS	2,500.00	0.00	0.00	0.00	2,500.00
10-4530-491-00-000	DUES & SUBSCRIPTIONS	300.00	0.00	198.00	0.00	102.00
10-4530-510-01-000	FIBER INSTALLATION	0.00	0.00	0.00	0.00	0.00

RUTHERFORD COUNTY
 Airport - Revenue and Expense
 Report dates 07/01/2013 - thru - 02/28/2014

Account Number	Account Description	Amended Budget	Period	Fiscal Year	Encumbrances	Available Budget
			Activity	to Date		
			02/01/2014 to 02/28/2014	07/01/2013 to 02/28/2014		
AIRPORT		486,279.00	42,850.14	329,564.31	48,429.31	108,285.38

Total Expense		486,279.00	42,850.14	329,564.31	48,429.31	108,285.38
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GENERAL FUND		-117,879.00	24,374.91	72,438.55	48,429.31	2,988.86
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Brooke Watson

From: Carl Classen
Sent: Monday, February 10, 2014 6:32 PM
To: Chris Roach
Cc: Brooke Watson
Subject: RE: Weekly Fuel Report

Recommendation approved. Thanks for your staying on top of this issue.

Carl Classen
County Manager
Rutherford County, NC
(828) 287-6060

Pursuant to North Carolina General Statutes, Chapter 132, et. seq., this electronic mail message and any attachment hereto, as well as any electronic mail message(s) that may be sent in response to it may be considered public record and as such are subject to requests for review.

From: Chris Roach
Sent: Monday, February 10, 2014 3:02 PM
To: Carl Classen
Cc: Brooke Watson
Subject: Weekly Fuel Report

Carl

The following current prices are now valid for Feb 10th, 2014

Jet-A - 3.40569 (-0.02986)
100LL - 4.171584 (+0.1207)
100LL - 4.267768 (+0.1207)

Current fuel prices for Rutherford County Airport and surrounding areas:

KFQD - Rutherford - (100LL = \$5.31) (Jet-A = \$5.10)

KEHO - Shelby - (100LL self serv = \$4.95) (100LL full serv = \$5.35) (Jet-A = \$4.70)
KMRN - Morganton - (100LL = \$4.99) (JetA = \$5.69)
KAVL - Asheville - (100LL = \$7.26) (JetA = \$6.99)
KSPA - Spartanburg - (100LL = \$5.45) (JetA = \$5.70)
35A - Union, SC - (100LL = \$4.90) (JetA = not sold)
KHKY - Hickory - (100LL self serv = \$5.05) (100LL full serv = \$5.64) (JetA = \$5.70)
KDCM - Chester - (100-LL = \$5.90) (JetA = \$5.80)

KAVL - Asheville - raised jet-a from 6.98 to 6.99
KAVL - Asheville - raised 100ll from 7.21 to 7.26
KSPA - Spartanburg - lowered jeta from 5.80 to 5.70
No other airport altered prices during this week.

All prices current as of 2/10/14 @3:12pm.

All prices include sales tax.

Recommendation:

100-LL: Keep current price of \$5.31 per gallon

Jet-A: Due to slower Winter sales, request price change from current \$5.10 per gallon, back to previous \$4.99 per gallon.

Christopher Roach

Rutherford County Airport
622 Airport Road, Suite 102
Rutherfordton, NC. 28139

Chris.Roach@RutherfordCountyNC.Gov

828-755-7261 (Mobile)

828-287-0800 (Office)

828-286-1374 (Fax)

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Brooke Watson

From: Carl Classen
Sent: Tuesday, March 04, 2014 8:55 AM
To: Chris Roach
Cc: Brooke Watson
Subject: RE: Weekly Fuel Report

Thanks, Chris.

Carl Classen
County Manager, Rutherford County
office: 828-287-6060
carl.classen@rutherfordcountync.gov
www.rutherfordcountync.gov

Pursuant to North Carolina General Statutes, Chapter 132, et seq., this electronic mail message and any attachment hereto, as well as any electronic mail message(s) that may be sent in response to it may be considered public record and as such are subject to requests for review.

From: Chris Roach
Sent: Monday, March 03, 2014 4:38 PM
To: Carl Classen
Cc: Brooke Watson
Subject: Weekly Fuel Report

Carl

The following current prices are now valid for March 3rd, 2014

Jet-A - 3.50239 (-0.03589)
100LL - 4.495644 (+0.16698)
100LL - 4.600128 (+0.17528)

Current fuel prices for Rutherford County Airport and surrounding areas:

KFQD - Rutherford - (100LL = \$5.31) (Jet-A = \$4.99)

KEHO - Shelby - (100LL self serv = \$4.95) (100LL full serv = \$5.35) (Jet-A = \$4.70)

KMRN - Morganton - (100LL = \$4.99) (JetA = \$5.69)

KAVL - Asheville - (100LL = \$7.36) (JetA = \$7.04)

KSPA - Spartanburg - (100LL = \$5.45) (JetA = \$5.70)

35A - Union, SC - (100LL = \$4.90) (JetA = not sold)

KHKY - Hickory - (100LL self serv = \$5.14) (100LL full serv = \$5.52) (JetA = \$5.71)

KDCM - Chester - (100-LL = \$5.90) (JetA = \$5.80)

KAVL - Asheville - raised jeta from 6.98 to 7.04

KAVL - Asheville - raised 100ll from 7.31 to 7.36

No other airport altered prices during this week.

All prices current as of 3/3/14 @4:35pm.

All prices include sales tax.

Note:

- Jet-A delivery price dropped 4 cents this week.
- 100-LL delivery prices were raised 17 cents this week.
- Using the current (3/3/14) delivery prices, suggested template sale price of both fuels are still within desired profit margin.

100-LL rose this week to a price of \$4.495644 per gallon, compared to last week's purchase price of \$4.328664 per gallon, saving 17 cents per gallon. Thank you for approving the purchase of fuel and the trust given on pricing and the decisions of when to order. I have every confidence the current 8,000 gallon purchase will see us to warmer weather, where high fluctuating prices shouldn't be an issue.

Recommendation:

100-LL: Keep current price of \$5.31 per gallon.

Jet-A: Keep current price of \$4.99 per gallon.

Christopher Roach

Rutherford County Airport
622 Airport Road, Suite 102
Rutherfordton, NC. 28139

Chris.Roach@RutherfordCountyNC.Gov

828-755-7261 (Mobile)

828-287-0800 (Office)

828-286-1374 (Fax)

Pursuant to North Carolina General Statutes, Chapter 132,et.seq., this electronic mail message and any attachment hereto, as well as any electronic mail message(s) that may be sent in response to it may be considered public record and as such are subject to requests for review.

Pursuant to North Carolina General Statutes, Chapter 132,et.seq., this electronic mail message and any attachment hereto, as well as any electronic mail message(s) that may be sent in response to it may be considered public record and as such are subject to requests for review.

Brooke Watson

From: Carl Classen
Sent: Tuesday, March 11, 2014 12:06 PM
To: Chris Roach
Cc: Brooke Watson
Subject: RE: Weekly Fuel Report - Addition

Recommendations approved both for regular pricing and special pricing for weekend of March 28-30.

Carl

Carl Classen
County Manager
Rutherford County, NC
(828) 287-6060

Pursuant to North Carolina General Statutes, Chapter 132, et seq., this electronic mail message and any attachment hereto, as well as any electronic mail message(s) that may be sent in response to it may be considered public record and as such are subject to requests for review.

From: Chris Roach
Sent: Tuesday, March 11, 2014 11:11 AM
To: Carl Classen
Cc: Brooke Watson
Subject: Weekly Fuel Report - Addition

Carl

The following current prices are now valid for March 11th, 2014

Jet-A - 3.50843 (+0.00604)
100LL - 4.547844 (+0.0522)
100LL - 4.652328 (+0.0522)

Current fuel prices for Rutherford County Airport and surrounding areas:

KFQD - Rutherford - (100LL = \$5.31) (Jet-A = \$4.99)
KEHO - Shelby - (100LL self serv = \$4.95) (100LL full serv = \$5.35) (Jet-A = \$4.70)
KMRN - Morganton - (100LL = \$4.99) (JetA = \$5.69)
KAVL - Asheville - (100LL = \$7.36) (JetA = \$7.09)
KSPA - Spartanburg - (100LL = \$5.45) (JetA = \$5.70)
35A - Union, SC - (100LL = \$4.90) (JetA = not sold)
KHKY - Hickory - (100LL self serv = \$5.20) (100LL full serv = \$5.73) (JetA = \$5.71)
KDCM - Chester - (100-LL = \$5.90) (JetA = \$5.80)

KAVL - Asheville - raised jeta from 7.04 to 7.09
KHKY - Hickory - raised 100ll (self) from 5.14 to 5.20
KHKY - Hickory - raised 100ll (full) from 5.52 to 5.73
No other airport altered prices during this week.

All prices current as of 3/11/14 @10:30am.
All prices include sales tax.

Recommendation:

100-LL: Keep current price of \$5.31 per gallon.
Jet-A: Keep current price of \$4.99 per gallon.

Further Recommendation:

Boy Scouts of America Weekend (March 28th, 29th, and 30th.)
For a period of only 3 days, I recommend lowering 100-LL fuel to an after tax, out the door price of \$5.00.
This price will be available to the general public and everyone, regardless of affiliation with Boy Scouts. Advertizing for this weekend price will begin today, 3/11/14, on various aviation websites.

Christopher Roach

Rutherford County Airport
622 Airport Road, Suite 102
Rutherfordton, NC. 28139

Chris.Roach@RutherfordCountyNC.Gov
828-755-7261 (Mobile)
828-287-0800 (Office)
828-286-1374 (Fax)

Pursuant to North Carolina General Statutes, Chapter 132,et.seq., this electronic mail message and any attachment hereto, as well as any electronic mail message(s) that may be sent in response to it may be considered public record and as such are subject to requests for review.

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ROGER L. SMITH
1979 EMERALD POINTE DR
SODDY DAISY, TN

(423) 774-0832; email: capt.737@hotmail.com

TO: Rutherford County Commissioners

30 Jan 2014

I met earlier this week with Mr. Jason Ruff, from the Rutherford County Planning Department, regarding the county plans to widen the glide slope area that crosses above my property on the Hudlow Road (Parcel 1648006). In this letter, I offer a brief background on my ownership of the property and my future plans for the property in hope that it may clarify the picture for you in coordinating with the FAA to establish more precise approach corridors.

I cherish this land because it ties me with my ancestors. The land we are discussing has been in my family since the earliest days of our country. My ancestor was awarded the land as bounty for his service during the Revolutionary War, and he brought his Callahan family to live on the land in the 1790's.

I bought the land from my father in 1975 when I was still in college—a serious stretch for a college student. For several years, I allowed a local farmer to cut hay on the land so that it would be maintained properly. In 1979, I received a letter from Mr. James Marchman at the newly established Rutherford County Airport Authority stating that if I were willing to grant a lien for flight across my property for the new airport, they would pay me \$750. I gladly accepted their offer, as it seemed that the stipulations of the contract, as I read them, would not impede any potential use of the land. I still remember how wonderful it was to receive that check! I attach his letter and the lien so you can see how the new lien differs substantially from the original. I assumed from the original lien, that trees or structures approximately 70' tall should not be an issue.

Ten years later, the farmer who I permitted to cut hay on the land had allowed a great deal of brush to grow and the land had become unsightly. I was very proud of the property and wanted it to be productive, so I contracted with the US Forestry Service at the airport to plant the property in loblolly pines during the winter of 1989-1990. This process would prevent erosion and would be a good future investment when the timber matured, which coincided with our retirement plans.

On Oct 20, 2006, I received a letter from the Rutherford County Airport Authority, Rusty Washburn, Chairman, stating that some of my trees exceeded the height of the lien the airport had procured for the glideslope and needed to be cut. Because of my warm feelings for the Airport Authority I alluded to previously, I gladly cooperated with them. As time progressed, surveys were accomplished and proposals were presented, but it seemed there was a lot of confusion as the project proceeded. In August 2008, Mr. Hicks Owens, Director of Inspections and Planning, wrote requesting me to sign an authorization to survey the land again to determine which trees should be cut.

Confusion continued as the Airport Authority attempted to enforce the lien with several landowners who refused to cooperate with them. This placed me in a difficult position as I was trying to follow a regimen laid out by the Forest Service to maximize my yield for the tree farm and to coordinate with the Federal Conservation Resources Office with which the land is also registered. I was not sure what to do.

At last, in the early spring of 2010, four years after the initial contact with me, the trees in question were cut. The cutting was a disaster. The county contracted with a landscaper, Mr. Ronnie Hendrix, who in

turn contacted me to get permission to drive across my property with trees cut down on a neighbor's property. He was forced to do this because Mr. Julian Owens refused permission to use the nearby road adjacent to his property. After speaking with Mr. Ruff, and gaining assurance that the county would replant the trees that would be damaged (supposedly a 15' wide path, but it turned out to be about 100' wide). The Forestry Service replanted the trees and the county paid for it, but many of them did not grow, and today it is a mess of briars and brush where I had healthy 20' trees growing before Mr. Hendrix's work. I will gladly show it to you. Also, I have no idea if I received adequate compensation for the trees that were cut as I never got inventory sheets from the lumber agency where he sold them. Additionally, I lost a great deal of money due to the maturing trees he destroyed. My initial positive attitude toward the Airport Authority changed because my goodwill was abused by the way the county handled the project. I was very unhappy with the results of that project.

Recently, Mr. Ruff contacted me and said that Phases II and III of the projects are now in the works. My understanding is the target date for Phase II is this summer and Phase III will be 18-24 months. The rest of this letter is devoted to my consideration of that expansion. First, the trees I planted in 1989 are nearing maturity for timber. I met with my forester, Mr. Jeff Johnson, Mid-South Timber LLC, recently, and in the next few weeks, we will be doing a thinning cut from 170 trees per acre to 110 trees per acre. This will open the canopy of the plantation and allow the trees to gain girth without growing taller. They are as tall as they will ever be. This last stage is critical for maturity of the trees since over the next 4-5 years they will progress from the pulp wood/wood chip diameter to timber diameter. The difference in price is almost three times as much. On my 24 acre tree farm that translates to tens of thousands of dollars! Since the last project was not implemented until 4 years after initial contact, I hope I can avoid cutting the trees for the next four years. That is my request.

If that isn't a possibility, Mr. Ruff told me he should have the surveys of the boundaries of the Phases II and III completed in March. After I have results of the surveys, I will notify my forester, Mr. Johnson who will "cruise" the plantation and note the number of trees that you propose cutting. He will then compute the difference in prices expected if we must cut the trees versus what we could expect in 4-5 years when they mature. Based on my previous negative experience with the County during Phase I of this project, I refuse to cut any trees before they mature without appropriate compensation from the County. Also, I will not grant permission for anyone to cut the trees except my authorized forester. Finally, no timber will be moved across my property from another property. I understand these are strong comments, and, if I did not have so much investment at stake, I would not make them. I'm asking for nothing more than the county to do the right thing.

When Phase III of the project is implemented, my tree farm will be cut in half as you can see from the attached aerial photo provided by Mr. Ruff (his lines roughly delineate the next two phases). This will reduce my tree farm to about 12.5 acres, and, according to Mr. Johnson, managing such a small tree farm is economically unfeasible. Thus, you are making my land unproductive for the purposes I wish to use it. By allowing me to let the existing trees grow to maturity, you will at least permit me to recoup my original investment, then I'll decide on a new use for the land that has been in my family over 200 years.



ROGER L. SMITH

Rutherford County Airport Authority

R.F.D. 2, BOX 41-A
RUTHERFORDTON, N.C. 28139
Telephone (704) 287-7342

March 6, 1979

Lt. Roger Lee Smith
6112 N. 67th Avenue
Apt. 280
Glendale, Arizona 85301

Dear Lt. Smith:

Attached herewith is the Clear Zone Transition Easement on the property we discussed. After reading it, please date the last page and sign your name and have your wife sign.

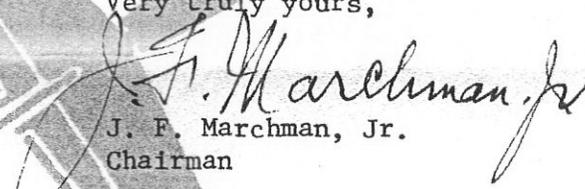
We are enclosing a duplicate of this for you to retain in your files with this letter. We are also attaching a copy of the drawing for your files. Please return the blue print Exhibit as attached to the easement.

As mentioned in the confirmation letter, we will be sending you a check for \$750. when we receive the signed agreements.

If there are any questions, feel free to call - (704) 287-7342.

Thank you very much for your consideration and hope that you can visit our airport soon.

Very truly yours,


J. F. Marchman, Jr.
Chairman

JFMjr/mw

Enc.: (3)

HORACE C. ELLIOTT
RUTHERFORDTON, N.C.

JACKSON D. KOONE
UNION MILLS, N.C.

JAMES F. MARCHMAN, JR.
FOREST CITY, N.C.
CHAIRMAN

ERNEST W. ROSS
PROJECT MANAGER

WORTH T. LEWIS
HARRIS, N.C.

ED WASHBURN
BOSTIC, N.C.

WHEREAS the Rutherford Co. A/P Authority whose address is Rt, 2, Box 41-A
of the County of Rutherford and State of
North Carolina, is the owner of Rutherford County airport
situated in the County of Rutherford and State of North Carolina.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of \$ _____
and other good and valuable consideration paid by the GRANTEE to the GRANTOR, the
receipt and sufficiency of which is hereby acknowledged, the GRANTOR, for himself,
his heirs, successors, and assigns, hereby covenants and agrees with the GRANTEE
hereof that, for the benefit of the public in its use of the said airport, they
will not hereafter erect, or permit the erection or growth, of any structure, trees,
or other object within or upon said Tract 5, Parcel 3 which lies within the
clear zone approach area or adjacent transition areas of the north end
of the north-south runway (which area is identified on Exhibit "A") to a
height above the clear zone approach surface or adjacent transition surface for
that approach area (as also identified on the said Exhibit "A"), said clear zone
approach surface being an inclined plane with a slope of 34:1, i.e.,
one foot of elevation for each 34 feet or horizontal distance,
located directly above the clear zone approach area, which inclined plane has an
elevation of 1077.7 feet (Mean sea level at its inner and lower edge along
line AB as shown on Exhibit "A") and an elevation of 1127.7 feet (mean sea
level) at its outer and upper edge along line CD as shown on said Exhibit "A", and
said adjacent transition surface being an inclined plane with a slope of 7:1, i.e.,
one foot of elevation for each 7 feet of horizontal distance, located directly
above the transition areas, which inclined plane has the same elevation as the clear
zone approach surface along the lines common to both surfaces and which plane ex-
tends upward and outward at the aforementioned slope of 7:1 to the edge of the
transition area as defined on said Exhibit "A", and

The GRANTOR, for himself, his heirs, successors and assigns does hereby
grant and convey unto the GRANTEE, its agents, servants, and employees a continuing
right and easement to take any action necessary to prevent the erection or growth
of any structure, tree or other object into the airspace above that part of said
approach surface, above the above-described inclined plane located directly over
Parcel 3, and to remove from such airspace, or mark or light as
obstructions to air navigation any and all structures, trees or other objects that
may extend above such approach surface, together with the right of ingress to,
egress from and passage over the land of the GRANTOR for such purpose.

Further, for the consideration as above set out, GRANTOR does hereby
grant unto GRANTEE for the use and benefit of the public a right of flight for the
passage of aircraft in the airspace above the said Tract 5, Parcel 3
in the approach surface above the inclined plane as above described and as shown
on Exhibit "A", together with the right to cause in said airspace such noise as may
be inherent in the operation of aircraft using said airspace for landing at, taking
off from or operating at the airport.

Copy

TO HAVE AND TO HOLD said easement and all rights appertaining thereto unto the GRANTEE, its successors and assigns forever with the understanding that these covenants and agreements shall be binding upon the heirs, administrators, executors, and assigns of GRANTOR, and that these covenants and agreements shall run with the land.

IN WITNESSETH WHEREOF, the GRANTOR has set his hand and seal this
day of _____, 19____.

KOREE L. SMITH

Wife

Copy

CLEAR ZONE AND ADJACENT TRANSITION ZONE EASEMENT

THIS INDENTURE made this _____ day of _____, 19____,
by and between _____ ROGER L. SMITH _____
hereinafter referred to as GRANTOR, and the RUTHERFORD COUNTY AIRPORT AUTHORITY
of the State of _____ NORTH CAROLINA _____,
hereinafter referred to as GRANTEE.

WITNESSETH

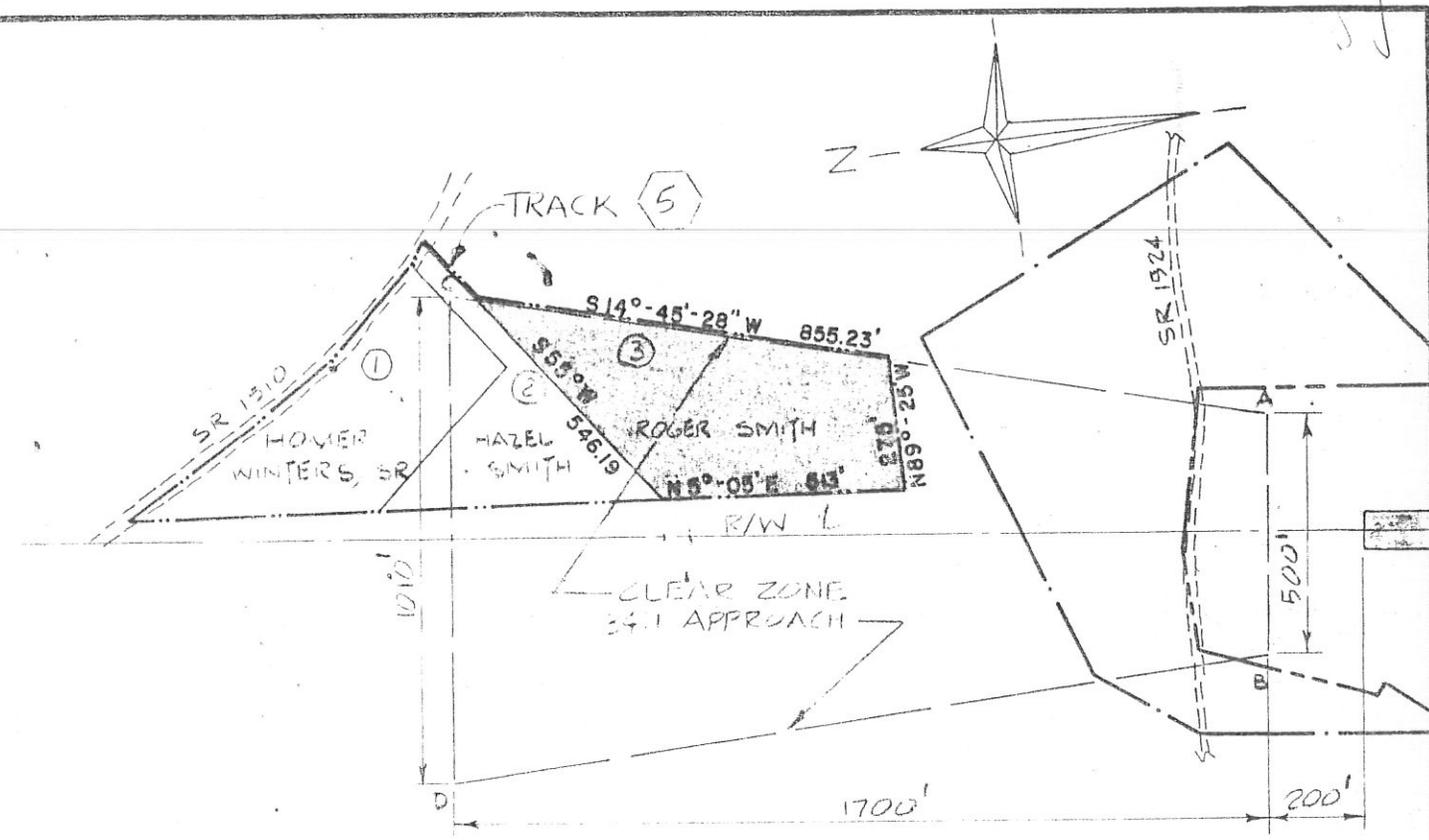
THAT WHEREAS the said GRANTOR is of lawful age, legally capable of
disposing of property, and is the owner of fee simple title to that certain tract of
land designated as Tract 5, Parcel 3 shown on Exhibit "A" dated the 1st
day of _____ November _____, 1978, which is attached hereto and made a part
hereof and more particularly described as follows:

Beginning at an iron pin, old corners, and running with the old line north 5 degrees
and 05 minutes east 513 feet to a point in said line, corner of tract allotted to
Hazel Smith; thence with line of same north 55 degrees east 546.19 feet to a point
on said line; thence with a new line south 14 degrees, 45 minutes, and 28 seconds
west 855.23 feet to a point on an old line; thence with the old line north 89 degrees
and 25 minutes west 275 feet to the BEGINNING, containing 5.08 acres more or less.

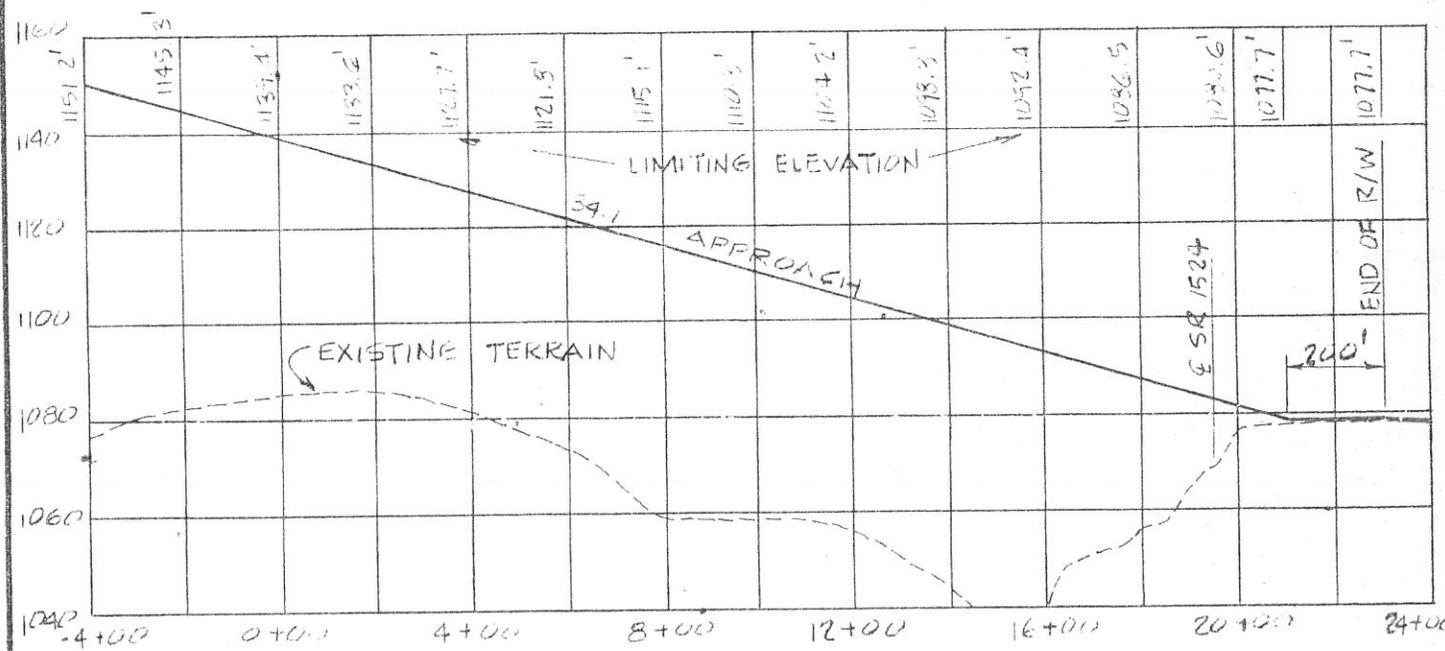
and

WHEREAS said above described land is free and clear of all leases, liens,
mortgages, mechanics liens or any encumbrances of any nature whatsoever except the
following:

Copy



PLAN
SCALE: 1" = 400'



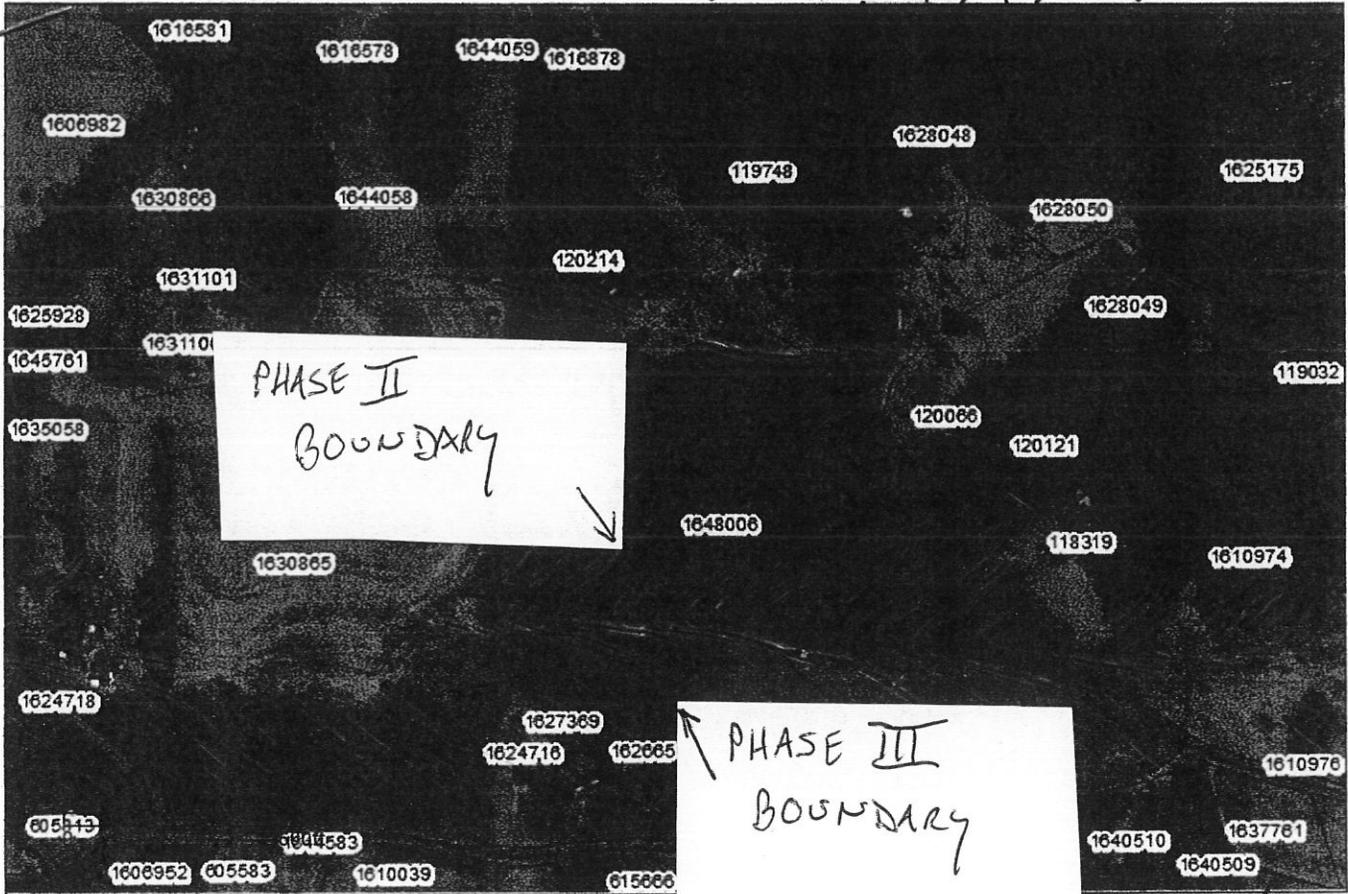
LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- PARCEL LINE
- ① PARCEL NUMBER
- ⑤ TRACT NUMBER

PROFILE
SCALE: HORIZ. 1" = 400'
VERT. 1" = 40'

RUTHERFORD COUNTY AIRPORT RUTHERFORD, N.C.		
CLEAR ZONE EASEMENT EXHIBIT "A"		
TALBERT, COX & ASSOCIATES, INC. CHARLOTTE, N.C. WILMINGTON, N.C.		
DSN.	CHK.	PROJ. NO.
SCALE AS SHOWN	11-1-78	7-37-0063-02

GACJ
Common - Aerial/Aerial Auth



Rutherford County, NC

Disclaimer: The information contained on this page is taken from aerial mapping, tax mapping, and public records and is NOT to be construed or used as a legal document. Only a licensed professional land surveyor can legally determine precise locations, elevations, length and

Rutherford County Airport Fuel Prepay Proposal

The current fuel pre-purchasing policy was established by the Rutherford County Airport Authority in FY2011-12. The current policy is:

- Jet-A fuel may be pre-purchased at cost, plus a predetermined mark-up. (20 cents).
- 1,000 gallon minimum to pre-purchase.
- The same 20 cents is used to mark-up, regardless of amount purchased.

Fuel prices, particularly Jet-A (which is basically a high grade kerosene or diesel) tend to rise in winter months due to winter heating costs. As mentioned earlier in previous deliberations, this policy provided positive cash flow if the price remained at the price it was sold or dropped below that level. If the price of fuel rose, the policy could result in a negative cash flow if the price of fuel rises.

Fuel prices fluctuate weekly, which staff monitors and compares with the price of fuel sold at surrounding airports. This allows Rutherford County Airport to provide competitive pricing for airplanes based at the Airport or travelling through the area.

Initially staff proposed a rebate program that would provide lower pricing for volume fuel purchasers but this concept did not fit well with several aircraft owners' business models. In the alternative, the County Manager and Airport Operations Manager have discussed a flowage fee proposal with aircraft owners/operators and it has been positively received.

The fuel flowage proposal would work as follows:

- Prepayment for Jet A (no pre-payment plan for 100LL)
 - \$2,500 to 7,499 Price of fuel: Current Cost plus 40 cents and taxes
 - \$7,500 and \$12,500 Price of fuel: Current Cost plus 15 cents and taxes
 - \$12,600 and \$19,999 Price of fuel: Current Cost plus 10 cents and taxes
 - \$20,000 and over Price of fuel: Current Cost plus 5 cents and taxes
- Current Cost equals the price of the fuel delivered plus a 20-cent per gallon operations charge.
- Pre-payments would not be recorded as revenue until the fuel is pumped into the aircraft. This reduces monthly fluctuations and does not overstate revenues. Pre-payments will be carried as a liability until the fuel is sold (put into an aircraft).
- Accounts shall be established by tail number, not by payee or user.
- Each year, the County would advise pre-payers of their balance and request notice whether the pre-payer wanted to continue the balance or have it refunded.

H & R LANDSCAPING, INC
129 RESERVATION DRIVE, SPINDALE, NC 28160
828.287.5548(OFFICE) 828.287.1257(FAX)
828.429.1540(CELL)

January 27, 2014

To: Rutherford Co. Airport Authority

Re: Proposal

H & R Landscaping, Inc is proposing to add the following to the monthly contract instead of having to get a PO each year:

Clean banks on north, east and south end of runway, bush hog west side from Oscar Justice Road to terminal, which is costing \$3,500.00 once a year.

Bush hog new hanger area twice a year, which is now costing \$700.00

Weed eat guard rail and drain boxes, which is now costing \$300.00.

All of this would be included in the monthly mowing bill, which is now \$1,525.00, which would change to \$1,900.00/monthly. This is an increase of \$375.00.

We feel that this would better help the county to set a budget for known needs that is being performed at the airport every year.

Thank you,



Ronnie Hendrix
H & R Landscaping, Inc

Brooke Watson

From: Carl Classen
Sent: Wednesday, March 12, 2014 10:43 AM
To: Brooke Watson
Cc: Chris Roach; Beth Miller
Subject: FW: Downstairs Proposal Big Air Aviation
Attachments: Flight School Proposal 1.docx

For Mar 18 agenda.

Carl Classen
County Manager
Rutherford County, NC
(828) 287-6060

Pursuant to North Carolina General Statutes, Chapter 132, et. seq., this electronic mail message and any attachment hereto, as well as any electronic mail message(s) that may be sent in response to it may be considered public record and as such are subject to requests for review.

From: Rob Craig [<mailto:bigairaviation@gmail.com>]
Sent: Wednesday, March 12, 2014 9:46 AM
To: Carl Classen
Subject: Downstairs Proposal Big Air Aviation

Let me know if this will work. I have a Signed copy that I will drop off to you later. Please let me know if I need to do anything else. If you could let me know you received this I would appreciate it.

--

Thanks,
Rob Craig
Big Air Aviation LLC
Office 828.755.5637
Cell 828.980.0260.
www.bigairaviation.com

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Proposal to Lease downstairs at Terminal / FBO building

Big Air Aviation, LLC would like to lease the downstairs of the Terminal/FBO building located at Rutherford County Airport to use for flight school offices and flight training area. This would allow the instructors and students access to planning facilities as well as our new FAA approved flight simulator without having to enter the upstairs terminal building.

The downstairs includes the main conference room, bathroom area, storage rooms, and small back room next to fire truck storage area. Leasing this area would exclude access to the main terminal area upstairs for after hour operations and would be able to be accessed 24 hours a day by Big Air Aviation LLC. The flight school often operates after hours doing evening and night time operations for currency requirements required by the FAA. The downstairs area may be accessed by the airport Manager at all times.

Big Air Aviation, LLC will offer full time professional flight training, flight reviews, currency requirements, sightseeing tour rides and aircraft rental to qualified pilots when available.

A full time professional flight school would be an asset to the airport creating constant fuel sales and additional traffic. A flight school provides pilots access to local training without having to travel to other facilities at an additional cost. New pilots pursuing the dream of aircraft ownership create the need for additional hangar space resulting in utilization of the already prepared hangar expansion. Many of Big Air Aviation's former students have gone on to become aircraft owners and currently lease hangar space here at the Rutherford County Airport. The flight school is not only a positive economic influence on this airport but is also a benefit to the flying community here in general.

Big Air Aviation, LLC proposes a lease term of 5 years at a minimum fee with the right to renew for an additional 5 years at the end of the lease term. The terms for the renewal of the lease would be negotiable at time of renewal.

Respectively,

Rob Craig

Owner / Big Air Aviation LLC. 03/12/2014

828-980-0260