



DARE COUNTY AIRPORT AUTHORITY



Dare County Regional Airport
P.O. Box 429 ~ 410 Airport Road
Manteo, NC 27954
(252) 475-5570 ~ Fax (252) 473-1196

**DARE COUNTY AIRPORT AUTHORITY
MINUTES of the
December 5, 2022 MEETING**

- Members Present:** Charlie Davidson, Fred Newberry, Joe Blakaitis, William Pope, David Crownover, Pete Burkheimer, Wally Overman
- Members Absent:** Jack Shea, George Henderson
- Also Attending:** Robert Hobbs, Hornthal, Riley, Ellis & Maland; Stacy Ambrose, Airport Director; Margaret Stauffer, Finance Officer & Clerk to the Board; John Massey, Talbert & Bright
- Public Attending:** N/A

Chairman Davidson called the December 5, 2022 meeting of the Dare County Airport Authority to order at approximately 4:03 pm.

ITEM 1 - Public Comments:

No Comments submitted prior to the meeting.

ITEM 2 - Engineer's Report:

John Massey updated on the following: (see attached)

- *Runway Approach Clearing* - Jon Walker from FAA Flight Procedures Team recently sent an email to the airport identifying tree obstructions to the Runway 17, 35 and 23 approaches and asked the airport to verify the obstructions exist and prepare a mitigation plan to address the obstructions.

TBI has reviewed the information provided by FAA along with the trees obtained by the 18B survey work. Exhibits depicting the obstructions were shared with the Airport Authority, identifying the areas where trees are located on and off airport property.

TBI has prepare a work authorization for obstruction analysis, grant administration, environmental documentation, design and bidding services to allow the airport to remove

trees located on airport property. The work authorization has been coordinated with the airport staff and has been submitted to NCDOT Division of Aviation for their review and comment. The work authorization was reviewed with the Airport Authority. The Authority approved the work authorization contingent upon review and approval by NCDOT Division of Aviation. Once the work authorization has been finalized, a grant application will be prepared and submitted to NCDOT Division of Aviation.

TBI also reviewed existing grant information with the Authority, including available Non-Primary Entitlement funds and Bipartisan Infrastructure Law Funding available to the airport.

MOTION: Pete Burkheimer motioned to approve Talbert & Bright's Work Authorization #22-03 for obstruction analysis, grant administration, environmental documentation, design and bidding services to allow the airport to remove trees located on airport property; contingent upon review and approval by NCDOT Division of Aviation.

SECOND: David Crownover

DISCUSSION: None

OPPOSED: None

OUTCOME: Carried

MOTION: Joe Blakaitis motioned to approve Talbert & Bright to move forward on the request for aid from the NCDOA to put the grant funds in place. The amount it not to exceed the approved work authorization of \$92,435.

SECOND: Wally Overman

DISCUSSION: None

OPPOSED: None

OUTCOME: Carried

ITEM 3 - Attorney's Report:

Attorney Hobbs reports the following:

Johnny Hallow started work on the grave site relocation project. Deborah Joy with Legacy Research Associates was contacted on November 7th. Ms. Joy's firm performs the due-diligence and research for projects like the one. It was her recommendation that the airport reach out to the state archeology division for approval. The state might have addition requirements. Because the airport receives grant funding for various reasons it was suggested that the North Carolina Archeology Division be contact for their approval. Mr. Hallow will continue to follow-up with the North Carolina Archeology Division

David Crownover added that in prior meetings it was discussed not to pull up any new concrete and that the study not exceed the current pavement boundaries.

Joe Blakaitis asked where we are at the process as of today.

Wally Overman asked about the round under crating?

Attorney Hobbs recommended that to consult with the State's Archeology Division to make sure they don't need to come out certain due-diligence prior to getting the Board of Commissioners approval to move forward on this project. There is about 5-7 feet until the new pavement. Deborah Joy's firm will handle the under crating detail.

TEM 4 - Chair Report:

Chairman Davidson reports that Jack Shea has been moved from to Peak Resources in Nags Head and seems to be doing well. Visitors would be more then welcome to see Jack.

Bill Pope is stepping down from the Airport Authority and this will be his last meeting. The Chairman personally thanked Bill Pope for his commitment to the Airport Authority and presented a plaque from all the members. Bill received a round of applause from all the members for all his time of service and best wishes and good health in the future.

ITEM 5 - Director's Report

Director Ambrose updated the following:

- Basnight property had a few trees removed.
- Tower windows are finished and the windows will get a layer of tint on the windows next week.
- Scarborough Square water samples for nitrate all came back good, no lead or cooper reported.
- Roughton house demo will starting tomorrow and will take about a week.
- Hatchell Concrete will be fixed by Andy's hangar door.
- Rental house will be empty this month and have plans to get the house ready for the tower staff can stay.
- Attached photos:
 - ✓ Fence moved the fence and a large tree were removed for better visibility for the tower.
 - ✓ New sign in front of terminal building and cleaned sidewalk.
 - ✓ Trees removed behind maintenance building.
- Tax department checklist will be every six months now.
- Scarborough Square – violation letters sent out to the properties owners that have campers, RV's and untagged vehicles.
- Candy Bomber event – December 16-18th. Flyover candy drop will be Sunday 18th.

Wally Overman asked about the water backing up in the drain fields.

Director Ambrose stated that the wild life team setup traps, relocated 2 beavers and several nutrias. They broke down the beaver damn waited 3 days to see if the damns were being rebuilt.

ITEM 6 – Consent Agenda

Review/Approve DCAA minutes for October 26, 2022 as presented.

MOTION: Joe Blakaitis motioned to approve the Consent Agenda minutes for the October 26, 2022 as presented.
SECOND: David Crownover
DISCUSSION: None
OPPOSED: None
OUTCOME: Carried

ITEM 7 - Committee Reports:

Fred Newberry -

The Navy's 80th Anniversary and Airport's 81st Anniversary of the airport is coming March. Tony Bruno contacted Fred about possible having joint event with AOPA for the anniversaries. Fred also reminded the members that the airport still has grant funds available from the tourism to be used.

Chairman Davidson suggested that Fred follow-up with Tony and see about having an event together.

Chairman Davidson and Director Ambrose gave a presentation about the airport to the Chamber of Commerce at the new COA building.

ITEM 8 - Comments from the Authority Members:

ITEM 9 – Closed Session

5:28PM

- MOTION:** Pete Burkheimer motioned to request to enter closed session pursuant to G.S. 143-318.11(a)(5) to establish or instruct the Dare County Airport Authority staff or negotiating agents concerning the position to be taken by or on behalf of the Dare County Airport Authority in negotiating the price and other material terms of a contract or proposed contract for the acquisition, by purchase, option, exchange, or lease, of the following real property: 1099 Driftwood Drive, Manteo, NC, owned of record by City Beverage Company, Inc., for any public purpose.
- SECOND:** Wally Overman
- DISCUSSION:** None
- OPPOSED:** None
- OUTCOME:** Carried

Out of closed session at 5:40PM

After the Authority came out of Closed Session, a motion was made and seconded to pass a resolution establishing Just Compensation in the amount of the appraisal and review appraisal. The Attorney and Airport Staff will prepare and deliver an offer to purchase to the property owners at 1099 and 1115 Driftwood Drive.

- MOTION:** Fred Newberry motioned to approve the Resolution establishing Just Compensation in the amount of the appraisal and reviews appraisal for parcel 1099 Driftwood Drive, Manteo, NC.
- SECOND:** Joe Blakaitis
- DISCUSSION:** None
- OPPOSED:** None
- OUTCOME:** Carried

MOTION: Fred Newberry motioned to approve the Resolution establishing Just Compensation in the amount of the appraisal and review appraisal for parcel for 1115 Driftwood Drive, Manteo, NC.
SECOND: Joe Blakaitis
DISCUSSION: None
OPPOSED: None
OUTCOME: Carried

ITEM 10 - Adjourn

MOTION: Pete Burkheimer motioned to adjourn.
SECOND: Wally Overman
DISCUSSION: None
OPPOSED: None
OUTCOME: Carried

The meeting was adjourned at 5:30 PM ET

Margaret Stauffer, Clerk to the Board
Dare County Airport Authority

DARE COUNTY AIRPORT AUTHORITY
410 AIRPORT ROAD, MANTEO, NC
Monday, December 5, 2022
AGENDA

4:00 PM CONVENE AUTHORITY FOR MONTHLY MEETING

ITEM 1 PUBLIC COMMENTS

ITEM 2 ENGINEER'S REPORT

ITEM 3 ATTORNEY'S REPORT

ITEM 4 CHAIR'S REPORT

ITEM 5 DIRECTOR'S REPORT

ITEM 6 CONSENT AGENDA

a. October 26, 2022

ITEM 7 COMMITTEE REPORT

ITEM 8 COMMENTS FROM THE AUTHORITY MEMBERS

ITEM 9 CLOSED SESSION – A motion has been requested to enter closed session pursuant to G.S. 143-318.11(a)(5) to establish or instruct the Dare County Airport Authority staff or negotiating agents concerning the position to be taken by or on behalf of the Dare County Airport Authority in negotiating the price and other material terms of a contract or proposed contract for the acquisition, by purchase, option, exchange, or lease, of the following real property: 1099 Driftwood Drive, Manteo, NC, owned of record by City Beverage Company, Inc., for any public purpose.

ITEM 10 ADJOURN

Talbert & Bright Engineers Update

December 5, 2022

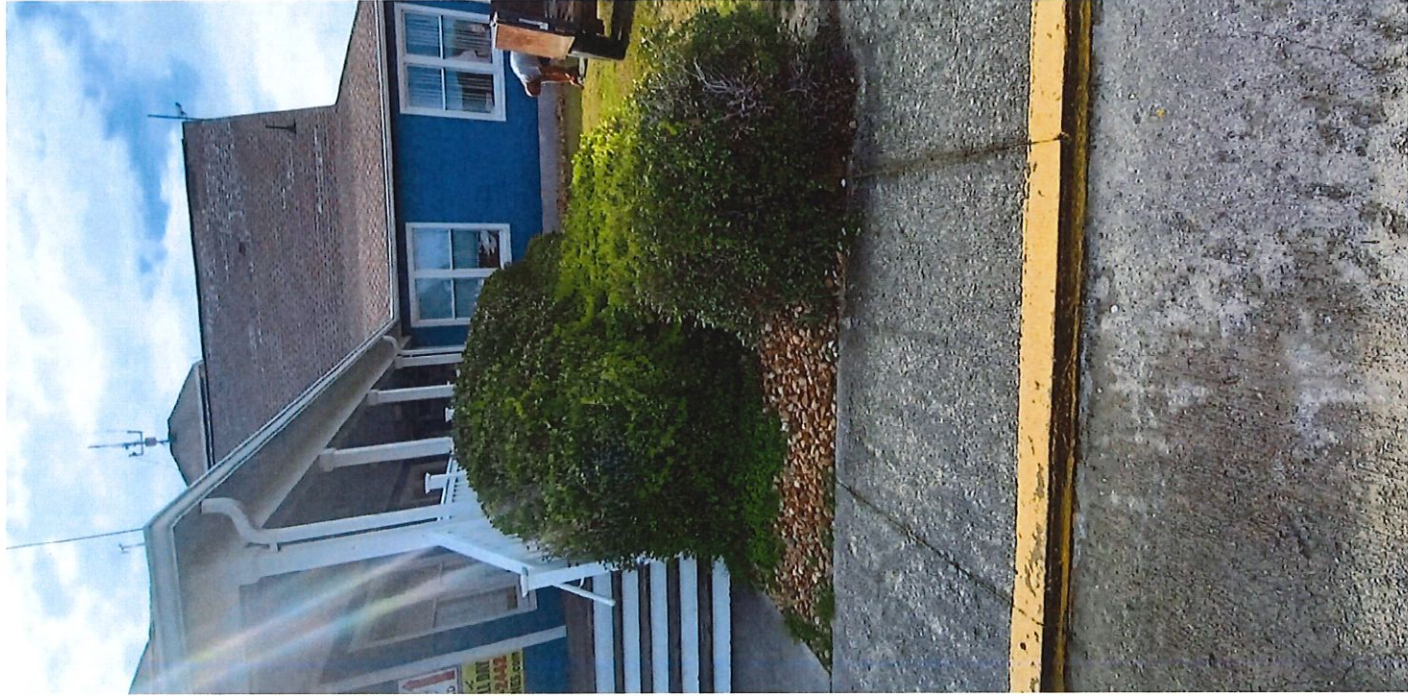
Runway Approach Clearing

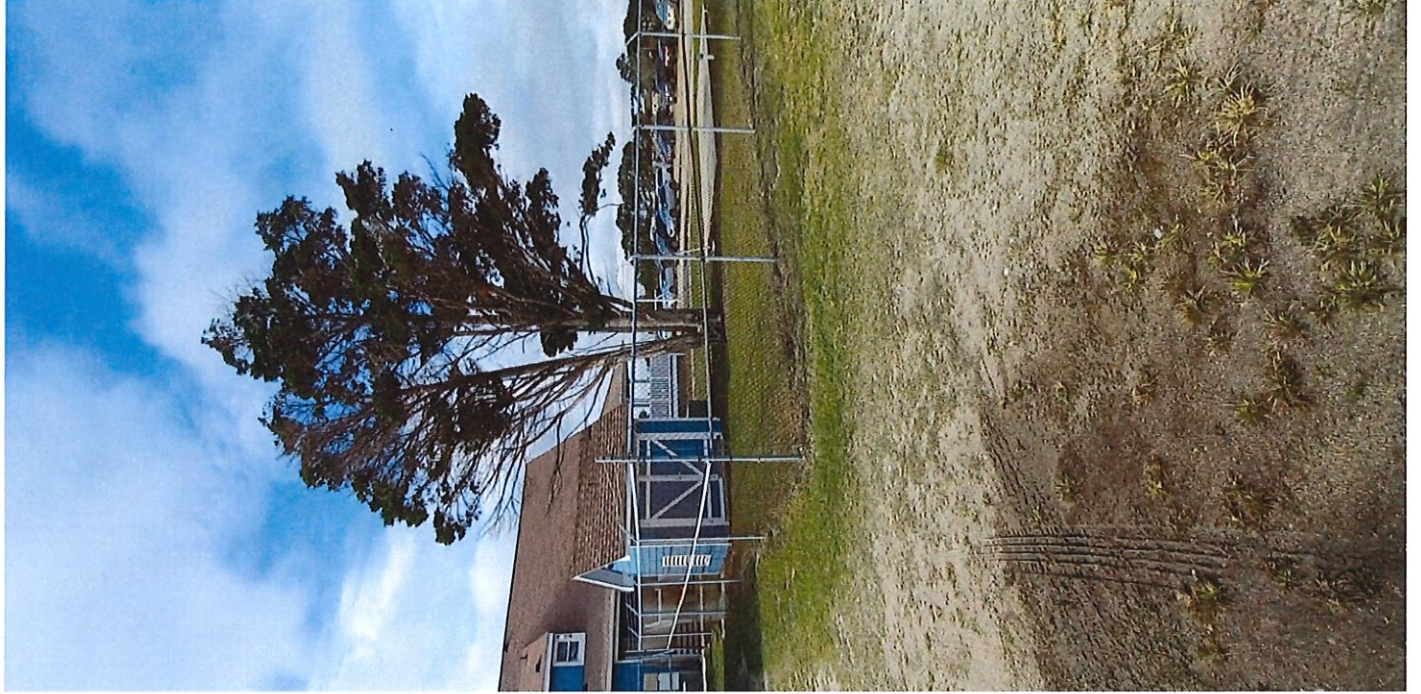
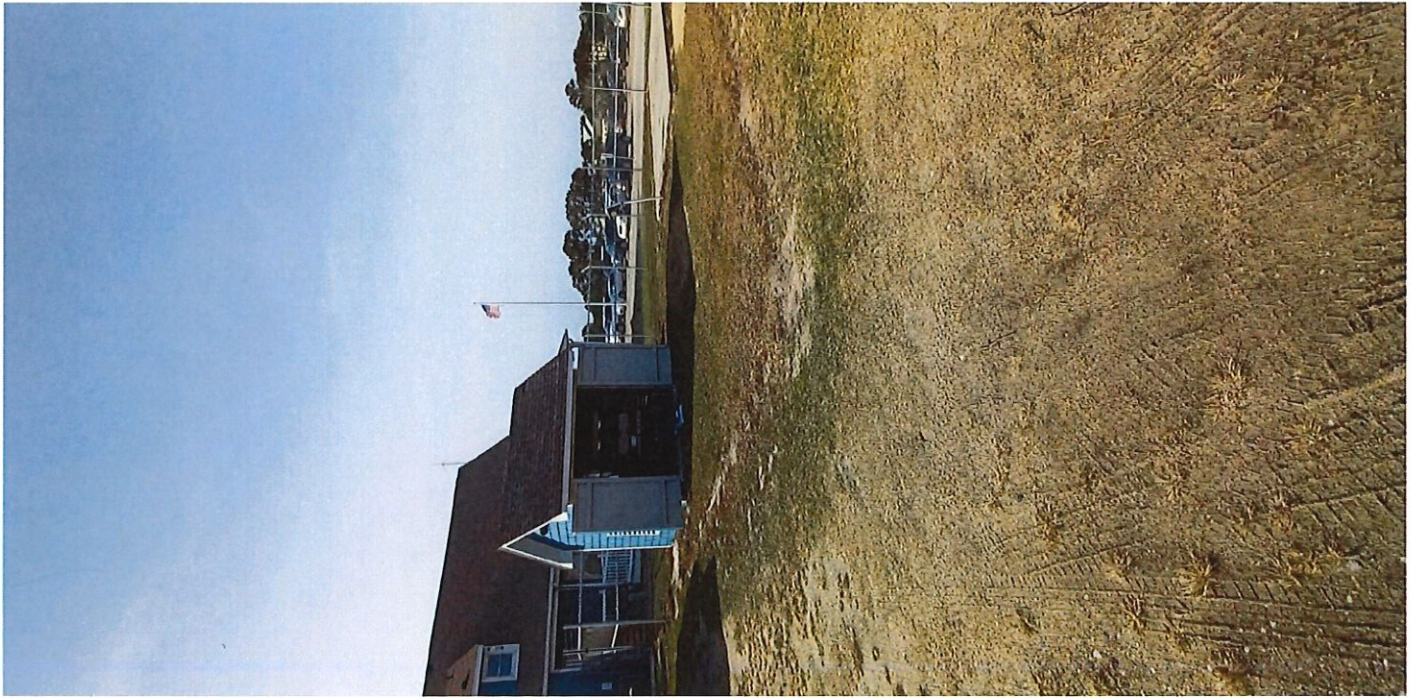
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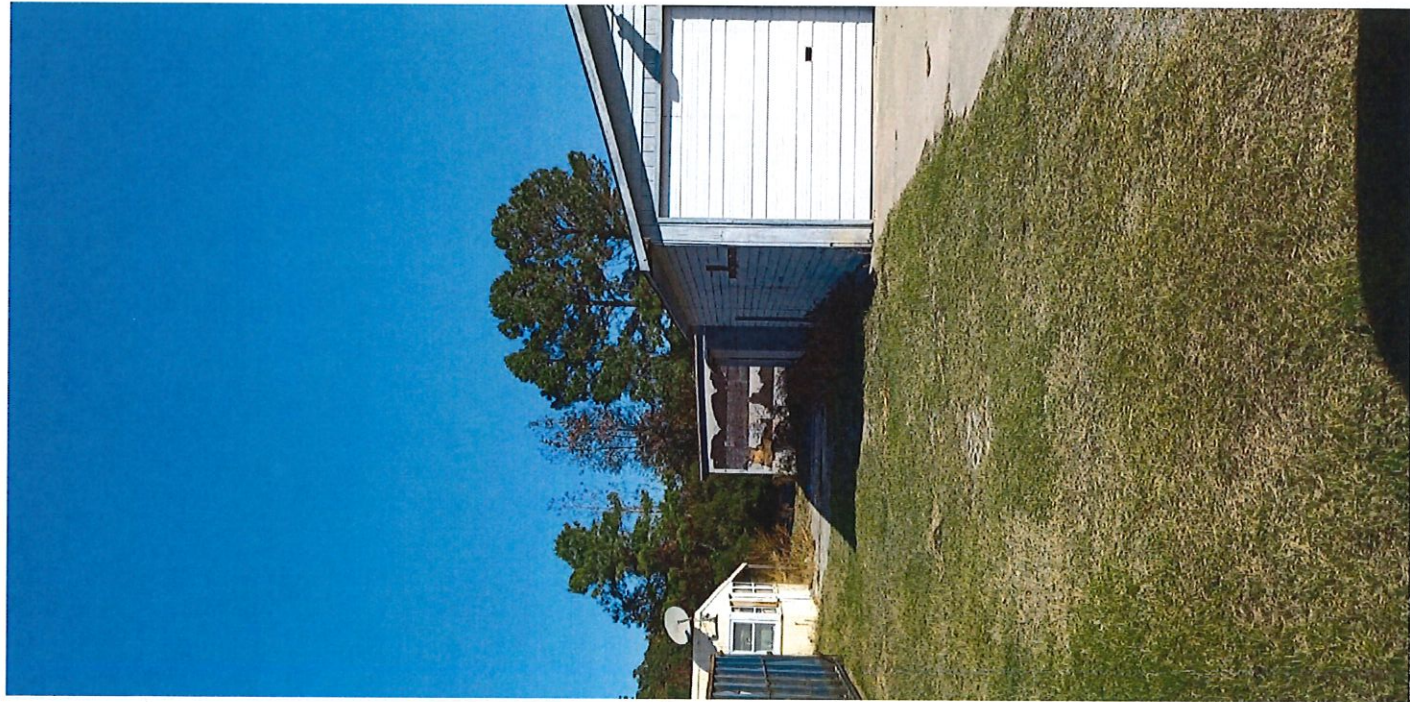
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TBI also reviewed existing grant information with the Authority, including available Non-Primary Entitlement funds and Bipartisan Infrastructure Law Funding available to the airport.







**RESOLUTION ESTABLISHING JUST COMPENSATION
DARE COUNTY AIRPORT
RUNWAY 23 APPROACH LAND ACQUISITION PROJECT**

WHEREAS it has been certified by Gregory Bourne, MAI, as the Dare County Airport Authority's contract appraiser for the Runway 23 Approach Land Acquisition project that the property listed below has been appraised in accordance with the Uniform Standards for Professional Appraisal Practice (USPAP) and the North Carolina Department of Transportation (NCDOT) Right of Way Manual; and

WHEREAS the appraisal report has been reviewed by the NCDOT Right of Way Unit and certified that the value opinions as stated in the appraisal report is adequately supported;

THEREFORE, BE IT RESOLVED that Just Compensation is hereby established by the Dare County Airport Authority as indicated below for the portion of following parcel:

Owner Name: **City Beverage Company, Inc.**

Parcel Identification Number (PIN) of Portion Parcel to be Acquired: **987012978280**

Portion of Property to be Acquired: **3.47 Acres as depicted in Attachment #1**

Street Address: **1115 Driftwood Drive, Manteo**

Established Fair Market Value: **\$2,118,100**

Date of Appraisal completed by Gregory Bourne, MAI: **July 5, 2022**

Date of Review Appraisal completed by NCDOT: **November 1, 2022**

This 5th day of December 2022.



Charlie Davidson, Chairman
Dare County Airport Authority

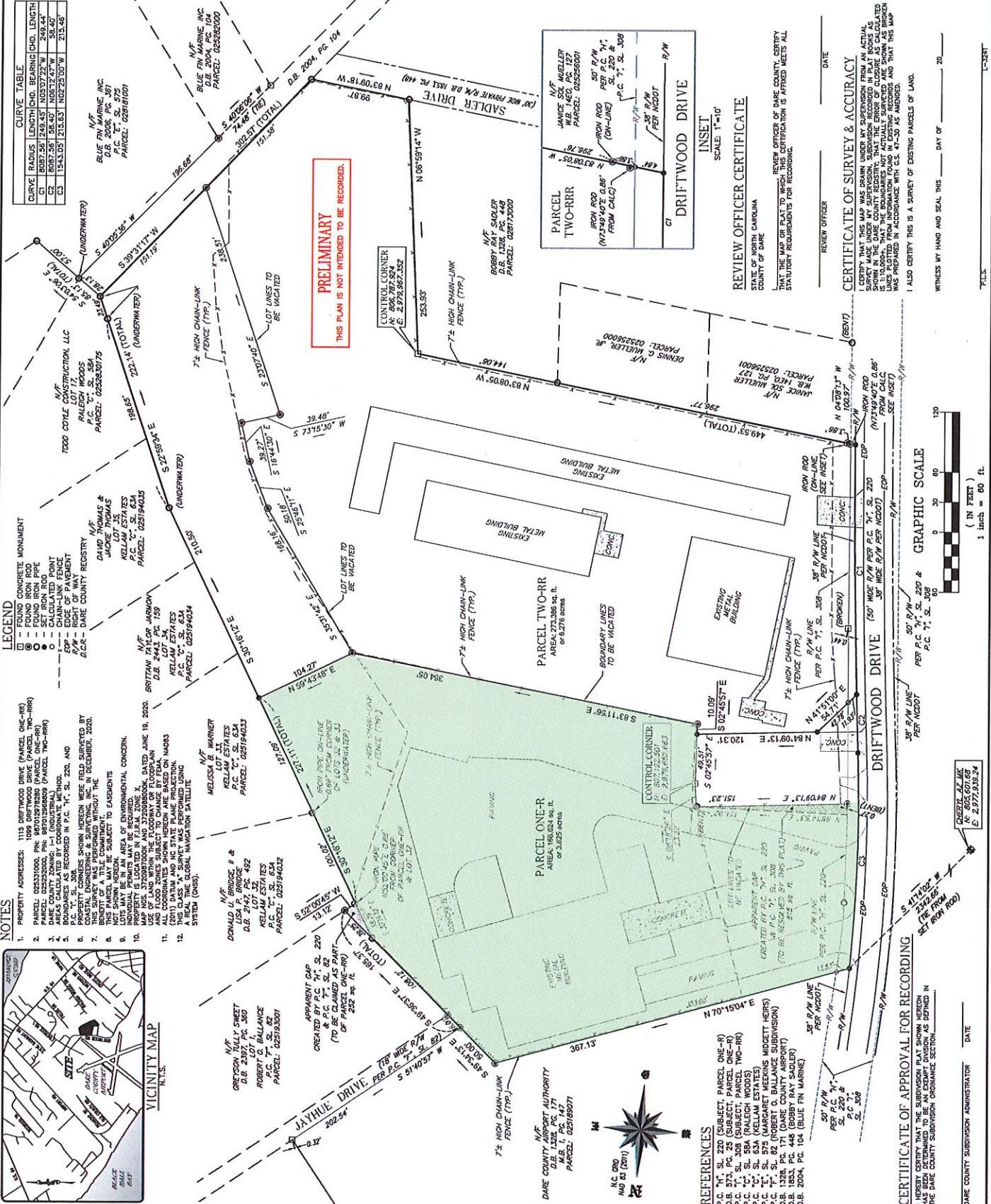
ATTACHMENT #1

Coastal
 ENGINEERING & SURVEYING, INC.
 C-0938 Site Development
 P.O. Box 1129
 4421 Hwy. 42A, N. C. 27494
 KILBY HWY., CROOK COUNTY, N. C.
 (252) 261-4151
 (252) 261-1333

NO.	DATE	DESCRIPTION	BY

DARE COUNTY AIRPORT AUTHORITY
 (EQUITABLE OWNER)
 DARE COUNTY
 NAGS HEAD TWP.
115 DRIFTWOOD DRIVE (PARCEL ONE-R)
109 DRIFTWOOD DRIVE (PARCEL TWO-R)
 NORTH CAROLINA
RECOMBINATION OF PARCEL ONE-R AND

DATE: 3/10/21
 SCALE: AS SHOWN
 CEC: DRAWN
 PROJECT NO: P758.20
 CAD FILE: P758 A-B RECOMB
 SHEET: 1 OF 1



CURVE TABLE

CURVE	RADIUS	LENGTH (CHD.)	BEARING (CHD.)	LENGTH
C1	8067.50'	249.45'	N05°07'22"W	249.44'
C2	8067.50'	55.40'	N05°12'47"W	55.40'
C3	1543.00'	315.87'	N02°25'00"W	215.46'

PRELIMINARY
 THIS PLAN IS NOT INTENDED TO BE RECORDED.

REVISIONS

PROPERTY ADDRESSES:
 1115 DRIFTWOOD DRIVE (PARCEL ONE-R)
 1099 DRIFTWOOD DRIVE (PARCEL TWO-R)

LEGEND
 - FOUND CONCRETE MONUMENT
 - FOUND IRON ROD
 - FOUND IRON PIPE
 - SET IRON ROD
 - CALCULATED POINT
 - ADJUSTED POINT
 - EDGE OF PAVEMENT
 - R/W - RIGHT OF WAY
 - R/W - DARE COUNTY REGISTRY
 - G.C.P. - DARE COUNTY REGISTRY

NOTES
 1. PROPERTY ADDRESSES: 1115 DRIFTWOOD DRIVE (PARCEL ONE-R) & 1099 DRIFTWOOD DRIVE (PARCEL TWO-R)
 2. PARCEL 02519403 (INDUSTRIAL) (PARCEL ONE-R)
 3. DARE COUNTY ZONING: I-1 (INDUSTRIAL)
 4. BOUNDARIES AS RECORDED IN P.C. "H", S.L. 220, AND P.C. "C", S.L. 63A
 5. THIS PARCEL MAY BE SUBJECT TO EASEMENTS
 6. THIS PARCEL MAY BE SUBJECT TO EASEMENTS
 7. THIS PARCEL MAY BE SUBJECT TO EASEMENTS
 8. THIS PARCEL MAY BE SUBJECT TO EASEMENTS
 9. THIS PARCEL MAY BE SUBJECT TO EASEMENTS
 10. THIS PARCEL MAY BE SUBJECT TO EASEMENTS
 11. ALL COORDINATES SHOWN HEREIN WERE FIELD SURVEYED BY COASTAL ENGINEERING & SURVEYING, INC. IN DECEMBER, 2020.
 12. THIS CLASS "M" SURVEY WAS PERFORMED USING A REAL TIME GLOBAL NAVIGATION SATELLITE SYSTEM (RTK).

VICINITY MAP
 N.T.S.

REFERENCES
 P.C. "H", S.L. 220 (SUBJECT, PARCEL ONE-R)
 D.B. 2397, P.C. 380 (SUBJECT, PARCEL ONE-R)
 P.C. "C", S.L. 63A (SALBECH WOODS)
 P.C. "C", S.L. 63A (KELLAM ESTATES)
 P.C. "C", S.L. 63A (MARGARET MEEKINS MIDDLET HEIRS)
 P.C. "C", S.L. 62 (ROBERT O. BALLANCE SUBDIVISION)
 D.B. 1853, P.C. 448 (BOBBY RAY SAULER)
 D.B. 2004, P.C. 104 (BLUE FIN MARINE)

CERTIFICATE OF APPROVAL FOR RECORDING
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN DETERMINED TO BE AN EMPT DIVISION AS DEFINED IN THE DARE COUNTY SUBDIVISION ORDINANCE SECTION.

CERTIFICATE OF SURVEY & ACCURACY
 I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION. AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, SUBDIVISION RECORDED IN PLAT BOOKS AS 1510.00, AND THAT THE ONLY ALTERATIONS TO THIS MAP ARE THOSE SHOWN ON THIS MAP. I ALSO CERTIFY THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-20 AS AMENDED.

REVIEW OFFICER CERTIFICATE
 STATE OF NORTH CAROLINA
 I, _____, REVIEW OFFICER OF DARE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS PARTICIPATION IS APPLIED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____ 20____

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DARE COUNTY AIRPORT
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THEREFORE, BE IT RESOLVED that Just Compensation is hereby established by the Dare County Airport Authority as indicated below for the portion of following parcel:

Owner Name: **City Beverage Company, Inc.**

Parcel Identification Number (PIN) of Portion Parcel to be Acquired: **987012968809**

Portion of Property to be Acquired: **0.26 Acres as depicted in Attachment #1**

Street Address: **1099 Driftwood Drive, Manteo**

Established Fair Market Value: **\$150,200**

Date of Appraisal completed by Gregory Bourne, MAI: **July 5, 2022**

Date of Review Appraisal completed by NCDOT: **August 18, 2022**

This 5th day of December 2022.



Charlie Davidson, Chairman
Dare County Airport Authority

