



LUMPKIN COUNTY
Lumpkin County Airport Authority
Regular Meeting Minutes
Executive Conference Room
Administration Building
99 Courthouse Hill, Dahlonega, GA 30533

January 20, 2026
3:00 P.M.

- **Call to Order**

The meeting was called to order at 3:07 pm. Present were BOC Chairman Chris Dockery, Authority Chairman Greg Trammell, and Jackie Lee. Murl Jones was absent.

- **Approval of Agenda**

Chris Dockery moved to approve the agenda and was seconded by Jackie Lee. The motion carried unanimously and the agenda was approved.

- **Approval of Minutes**

- **November 18, 2025 - Regular Meeting Minutes**

Chris Dockery moved to approve the minutes and was seconded by Jackie Lee. The motion was approved unanimously.

- **Financial Reports**

Assistant County Manager Ashley Peck said there were no major updates.

Chris Dockery moved to accept the financials and was seconded by Jackie Lee. The motion was approved unanimously.

- **Old Business**

- **Update on Airport Projects**

Ms. Peck explained that David Campbell, who was recently appointed Airport Manager, was unable to attend the meeting due to illness, so she will be sharing some updates. The new frangible windsock has been installed. There were a few damaged shingles on the terminal house that have been repaired, and some rotten places on the wooden ramp were repaired. Public Works Director Chris Thomas and his crew have been able to build the shoulders up on the sides of the runway, and they are working on the berm removal. Ms. Peck said there was also a pipe that had to be replaced. Once we get drier conditions, they will be able to finish the work.

Ms. Peck said we have been working with DOT and the consultant to get the designs done for the fuel station. DOT delayed the notice to proceed letter, but we have it now. We expect to have the plans by the beginning of February. Ms. Peck said staff will get it out to bid once the

Authority has been able to look at it. Mr. Dockery said he was unsure of why it needed to be put out for design. He said it seems likely that the fueling station would come with a premade/canned design from the company itself, and we might be reinventing the wheel by going through a separate design process. He encouraged staff to reach out to the fuel tank companies to see if they have a canned design for tank installations. Ms. Peck explained that DOT approved the consultant company to do the design work; we have not inked a separate contract with a separate company for a design. She said she would investigate if the fuel tank company offers a design as part of their contract so we can get things moving and pour the concrete.

- **New Business**

- **Election of 2026 Officers**

Chris Dockery moved to table until the next meeting, and Jackie Lee seconded the motion. The motion was approved unanimously.

- **Hangar Leases Discussion**

Ms. Peck said she and David Campbell have been discussing potential changes for hangar leases as they come up for renewal. Mr. Campbell has been gathering information from other airports and DOT to see what they recommend for hangar leases. Regarding the Hangar E lease that was tabled at the last meeting, Ms. Peck said the County Attorney is still drafting a revised lease. She told the Authority they have a few points to consider for future leases, such as:

- Require tenants to provide an airworthiness certificate for all based aircraft.
- Require tenants to provide a yearly IA report.
- Require owners of based aircraft to submit every year their aircraft's liability insurance coverage and list the Airport Authority as "additional insured" on the policy.
- Require documentation of progression for aircraft repair work, or documented reasons for any delays in the work. The intent is to not have the hangar used as long-term storage for non-airworthy aircraft.

Tenant Jeff Gilbert said that aircraft come with an airworthiness certificate, but it can become non-airworthy over time, so he doesn't understand the point of requiring an airworthiness certificate. Ms. Peck said she will get clarification from David Campbell. Another tenant present for the meeting said the IA inspecting will be expensive, and he isn't sure why you would inspect it every year. He also said owners are unlikely to insure an unfinished airplane, and that insurance for aircraft is not a requirement like vehicle insurance. Chairman Dockery said the purpose of the insurance is to protect the County if someone's plane damages property.

Ms. Peck said the second consideration for future leases is how we determine the cost for hangars. The current formula for rent is based on the linear frontage of hangar space in feet. The question is, do we want to start charging based on total square footage? Ms. Peck explained that after doing some research, our method of calculating rent is unusual, and most airports charge by square footage (this was also DOT's recommendation). Chairman Dockery said he thinks the value is in the frontage, not in the total area. The rest of the Authority was in agreement that the current method of calculating rent is fine.

- **Comments/Questions**

Ms. Lee shared that this will be her last meeting as a member, and her son Alan Lee will be appointed to her seat by next month.

- **Adjournment**

The meeting was adjourned at 3:26 pm.



Authority Chairman



Secretary/Clerk

3/17/26
Date