



Newnan-Coweta County Airport Authority

Regular Meeting Session

115 Airport Road
Newnan, GA 30263
www.coweta.ga.us

Fran Collins
770.254.2601

Thursday, June 30, 2022

9:00 AM

Commission Chambers

~ Minutes ~

Call to Order

Attendee Name	Title	Status	Arrived
Joe Rutkiewicz	Chairman	Present	
Hank Moody	Vice-Chairman	Present	
Lee Moody	Secretary	Present	
Janice Laws Robinson	Authority Member	Present	
Edward Davidson	Authority Member	Present	
Calvin Walker	Airport Manager	Present	
Nate Schattner	Assistant Airport Manager	Present	
Nathan Lee	Attorney	Present	
Phil Eberly	Airport Engineer	Present	
Fran Collins	Clerk	Present	

The Newnan-Coweta County Airport Authority met in Regular Session on Thursday, June 30, 2022.

Meeting Called to Order

Chairman Rutkiewicz called the meeting to order at 9:00 a.m.

Chairman Rutkiewicz introduced Mr. Edward Davidson as the new 1st District Representative to the Airport Authority and expressed appreciation to former Member Alan Starr for his years of dedication and service.

****NOTE:** Because this was Authority Member Davidson's initial meeting, he decided to abstain from decisions regarding any agenda items.**

Notification of Location of Rules

Chairman Rutkiewicz explained that the rules governing the meeting could be found on the Airport Authority's website as well as on the table located in the lobby just outside the meeting room.

REGULAR SESSION

Motion To: **Amend the Agenda**

The Authority voted to amend the agenda to remove item # 4 - *Request Approval of the Sale of Hangar and Assignment of Existing Lease Associated with 49 East Aviation Way* as requested by the property owner.

RESULT:	APPROVED [4 TO 0]
MOVER:	Hank Moody, Vice-Chairman
SECONDER:	Lee Moody, Secretary
AYES:	Joe Rutkiewicz, Hank Moody, Lee Moody, Janice Laws Robinson
ABSTAIN:	Edward Davidson

AWARDS AND PRESENTATIONS

1. 13063 Presentation by Jason and Holly Goins Regarding Proposed Hangar Development

Mr. Jason Goins, Goins Construction, virtually presented a brief update on the current site plan for a proposed hangar development at the Newnan-Coweta County Airport. He explained that he has worked with Airport Manager Walker, Chairman Rutkiewicz, Member Hank Moody, Airport Engineer Eberly, and Architect Kip Oldham (K.A. Oldham Design, Inc) on several revisions and is excited about the development. The most recent plan includes three (3) 50-feet by 189-feet T-hangars, a box hangar for a flight school measuring 80-feet by 116-feet, and a box hangar for an air maintenance facility measuring 110-feet by 132-feet. The development is moving forward quickly with acquisition of steel and obtaining sub-contractors. Lastly, he presented costs associated with the development totaling \$5,074,426.30.

RESULT: PRESENTED

CONSENT AGENDA

2. 12910 Confirm Execution of a Lease Agreement with Hangar 116, LLC (Allen Prince)

The Authority voted to confirm execution of a Lease Agreement with Hangar 116, LLC (Allen Prince) associated with hangar # 116 (previously approved by the Board on January 27, 2022).

RESULT: CONFIRMED [4 TO 0]
MOVER: Hank Moody, Vice-Chairman
SECONDER: Lee Moody, Secretary
AYES: Joe Rutkiewicz, Hank Moody, Lee Moody, Janice Laws Robinson
ABSTAIN: Edward Davidson

APPROVAL OF THE MINUTES

3. Minutes of Thursday, April 28, 2022

The Authority voted to approve the minutes from the Regular Meeting Session held on April 28, 2022.

RESULT: APPROVED [4 TO 0]
MOVER: Lee Moody, Secretary
SECONDER: Janice Laws Robinson, Authority Member
AYES: Joe Rutkiewicz, Hank Moody, Lee Moody, Janice Laws Robinson
ABSTAIN: Edward Davidson

PUBLIC COMMENTS-ITEMS ON THE AGENDA

Public Comments Regarding Items On the Agenda

Chairman Rutkiewicz called for comments regarding any items on the agenda. There were none.

NEW BUSINESS

4. 13154 Request Approval of the Sale of Hangar and Assignment of Existing Lease Associated with 49 East Aviation Way

Agenda item # 4 - *Request Approval of the Sale of Hangar and Assignment of Existing Lease Associated with 49 East Aviation Way* was previously removed from the agenda.

RESULT: REMOVED FROM AGENDA

5. 13148 Request Approval to Update Land Lease Terms

Chairman Rutkiewicz explained that in recent months there have been changes in the economic climate. Discussions have been held with Authority Members regarding changes to the standard land lease terms and proposed rate change to one (1) thirty-year term with the option for two (2) five-year renewals.

The Authority voted to update the verbiage of the standard land lease to include one (1) thirty-year term with the option of two (2) five-year renewals.

In response to a question from Member Lee Moody, Attorney Nathan Lee explained that under certain circumstances a lease can be assigned in place and the new owner would receive those terms until the lease expires, then the new lease terms would be in effect or if wanted, the new lease terms can be offered.

RESULT: APPROVED [4 TO 0]**MOVER:** Lee Moody, Secretary**SECONDER:** Hank Moody, Vice-Chairman**AYES:** Joe Rutkiewicz, Hank Moody, Lee Moody, Janice Laws Robinson**ABSTAIN:** Edward Davidson

6. 13169 Request Approval/Execution of Land Lease with Goins Construction

The Authority voted to approve the initial concept design from Goins Construction, to initiate lease negotiations, and to execute the Lease Agreement, contingent upon approval of the final site plan.

RESULT: APPROVED [4 TO 0]**MOVER:** Joe Rutkiewicz, Chairman**SECONDER:** Lee Moody, Secretary**AYES:** Joe Rutkiewicz, Hank Moody, Lee Moody, Janice Laws Robinson**ABSTAIN:** Edward Davidson

7. 13152 Request Approval/Execution of a Standard Lease Agreement Associated with the Sale of Hangar Located at 112 West Aviation Way from Twin Aircraft Engines, LLC to Robert Kasper

Airport Manager Calvin Walker explained that Twin Aircraft Engines, LLC wishes to sell hangar 112 to Mr. Robert Kasper for operation of a charter service and that Mr. Kasper is requesting a new standard lease agreement based on increased business and fuel sales.

The Authority voted to execute a Standard Lease Agreement associated with the sale Hangar 112 to Mr. Robert Kasper.

RESULT: EXECUTED [4 TO 0]**MOVER:** Hank Moody, Vice-Chairman**SECONDER:** Lee Moody, Secretary**AYES:** Joe Rutkiewicz, Hank Moody, Lee Moody, Janice Laws Robinson**ABSTAIN:** Edward Davidson

8. 13153 Request Approval/Execution of a Standard Lease Agreement Associated with the Sale of Hangar at Located at 350 West Aviation Way from OF Properties, LLC to Twin Aircraft Engines, LLC

Airport Manager Walker explained that Mr. Randy Graham from OF Properties, LLC is requesting to sell the hangar located at 350 West Aviation Way to Twin Aircraft Engines, LLC to operate an engine rebuild shop. The hangar does not have access to the runway, is a non-aeronautical site on the airfield, and Twin Aircraft Engines, LLC wishes to expand.

The Authority voted to execute a Standard Lease Agreement associated with the sale of a hangar located at 350 West Aviation Way.

RESULT:	EXECUTED [4 TO 0]
MOVER:	Janice Laws Robinson, Authority Member
SECONDER:	Hank Moody, Vice-Chairman
AYES:	Joe Rutkiewicz, Hank Moody, Lee Moody, Janice Laws Robinson
ABSTAIN:	Edward Davidson

9. 13168 Request Approval/Execution of Task Order No. 15 with Lead Edge Design Associated with Design and Bid Phases for the Security and Wildlife Fencing, Phase 1 Project

Airport Engineer Phil Eberly presented Task Order # 15 explaining that it sets forth the project description, project schedule, and engineering fees associated with the design and bid phases for the Security and Wildlife Fencing, Phase 1 at the Newnan-Coweta County Airport.

In response to questions from Member Hank Moody, Mr. Eberly explained that the Task Order will provide for the design, bid and scope of the project for perimeter fencing, and swing gates will be located approximately every 500-feet for access.

The Authority voted to execute Task Order # 15 with Lead Edge Design in the amount of \$49,500 associated with design and bid phases for the Security and Wildlife Fencing project, Phase 1.

RESULT:	EXECUTED [4 TO 0]
MOVER:	Janice Laws Robinson, Authority Member
SECONDER:	Hank Moody, Vice-Chairman
AYES:	Joe Rutkiewicz, Hank Moody, Lee Moody, Janice Laws Robinson
ABSTAIN:	Edward Davidson

10. 13165 Request Acceptance of Tentative Allocation for Funding Assistance from GDOT for Land Acquisition/Obstruction Removal and Perimeter Fence

Airport Engineer Eberly explained that staff is in receipt of a tentative allocation letter from the Georgia Department of Transportation (GDOT) describing federal and state funding assistance for land acquisition and obstruction removal as well as Phase 1 installation of a perimeter fence. If accepted by the Authority, a response will be submitted prior to July 15, 2022 notifying GDOT of the intent to proceed with the project and to fund the project in the state's Fiscal Year 2023.

The Authority voted to accept a Tentative Allocation of federal and state funding assistance from the Georgia Department of Transportation (GDOT) for land acquisition/obstruction removal and the Phase 1 installation of perimeter fencing. A local match of \$127,499 will be included in the FY 23 budget.

RESULT: **ACCEPTED [4 TO 0]**
MOVER: Hank Moody, Vice-Chairman
SECONDER: Janice Laws Robinson, Authority Member
AYES: Joe Rutkiewicz, Hank Moody, Lee Moody, Janice Laws Robinson
ABSTAIN: Edward Davidson

UPDATES FOR THE AUTHORITY

11. 13112 Update from the Airport Manager

Airport Manager Walker provided a brief update regarding the following:

- May financials
- Fuel sales
- Engineering costs

RESULT: **ACCOMPLISHED**

12. 13068 Update from the Airport Sponsor

County Administrator Michael Fouts indicated that there were no updates to be presented.

RESULT: **NO ACTION TAKEN**

13. 13069 Update from the Airport Engineer

Airport Engineer Phil Eberly provided a brief update regarding the following:

- WarDaddy hangar
- Land acquisition
- New apron area
- Environmental studies
- Terminal design
- Fencing project
- Conferences attended

RESULT: **ACCOMPLISHED**

PUBLIC COMMENTS-ITEMS NOT ON THE AGENDA

Public Comments Regarding Items Not on the Agenda

Chairman Rutkiewicz called for comments regarding any items not on the agenda. There were none.

ADJOURNMENT

Motion To: **Adjourn**

The Board voted to adjourn the meeting.

RESULT:	APPROVED [4 TO 0]
MOVER:	Lee Moody, Secretary
SECONDER:	Hank Moody, Vice-Chairman
AYES:	Joe Rutkiewicz, Hank Moody, Lee Moody, Janice Laws Robinson
ABSTAIN:	Edward Davidson