



Newnan-Coweta County Airport Authority

Regular Meeting Session

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

Fran Collins
770.254.2601

Monday, February 22, 2021

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	
Alan Starr	Authority Member	Present	
Janice Laws	Authority Member	Present	
Calvin Walker	Airport Manager	Present	
Michael Fouts	County Administrator	Present	
Eddie Whitlock	Associate Administrator	Present	
Nate Schattner	Assistant Airport Manager	Present	
Nathan Lee	Assistant County Attorney	Present	
Phil Eberly	Airport Engineer	Present	
Fran Collins	Clerk	Present	

The Newnan-Coweta County Airport Authority of Coweta County, Georgia met in Regular Meeting Session on February 22, 2021.

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

APPROVAL OF THE MINUTES

1. Minutes of Wednesday, October 21, 2020

The Authority voted to approve the minutes from the Regular Meeting Session held on October 21, 2020.

RESULT: APPROVED [UNANIMOUS]
MOVER: Alan Starr, Authority Member
SECONDER: Hank Moody, Vice-Chairman
AYES: Rutkiewicz, Moody, Moody, Starr, Laws

2. Minutes of Thursday, January 07, 2021

The Authority voted to approve the minutes from the Regular Meeting Session held on January 7, 2021.

RESULT: APPROVED [UNANIMOUS]
MOVER: Alan Starr, Authority Member
SECONDER: Hank Moody, Vice-Chairman
AYES: Rutkiewicz, Moody, Moody, Starr, Laws

3. 8042 Request Approval of Minutes from Called Meeting Session Held on March 6, 2014

The Authority voted to approve the minutes from the Called Meeting Session held on March 6, 2014.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Alan Starr, Authority Member
SECONDER:	Hank Moody, Vice-Chairman
AYES:	Rutkiewicz, Moody, Moody, Starr, Laws

PRESENTATIONS

4. 8031 Update Regarding the Airport Terminal Feasibility Study

Airport Engineer Phil Eberly with Lead Edge Design Group presented an update regarding the Airport Terminal Feasibility Study. He explained that Federal Aviation Administration (FAA) regulations specify transitional surface area (minimum thresholds) regarding vertical structures in relation to the runway. Following the implementation of the Instrument Landing System (ILS) at the Airport, the displacement threshold increased from 250-feet to 500-feet from the centerline of the runway. Therefore, the current terminal building must be removed for the Airport to remain compliant with FAA regulations. Based on the 500-foot threshold, the required 7:1 vertical to horizontal ratio beyond the threshold, and the existing topography on the west side of the Airport, constructing a new terminal building on the west side of the Airport is not feasible without acquisition of additional property and removal of existing T-hangars. However, adequate space is available on the east side of the Airport for a new terminal building that would comply with the FAA guidelines. In closing, he recommended that the Authority schedule a meeting with airport tenants and the public to solicit input regarding the findings of the Terminal Feasibility Study.

Authority Member Hank Moody expressed the importance of involving the tenants and thanked those tenants in attendance. He agreed that meetings with the airport tenants and the public would be the best forum for questions to be addressed and for input to be garnered.

Chairman Rutkiewicz explained that meetings for tenants and the public could be held in the near future and would be beneficial to those tenants that have previously expressed interest.

Mr. Eberly explained that if information can begin to be collected immediately via a survey, and meetings for tenants and the public could begin in the near future, it would allow enough time for input garnered to be processed for presentation at the March 25, 2021 Airport Authority meeting.

RESULT:	ACCOMPLISHED
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CONSENT AGENDA

5. 8044 Confirm Execution of a Land Lease Agreement with Hale Aircraft, Inc

Airport Manager Walker expressed appreciation to the Coweta County Development Authority for their assistance with the project agreement associated with Hale Aircraft, Inc.

Chairman Rutkiewicz expressed appreciation to the Coweta County Development Authority for their assistance with the project agreement associated with Hale Aircraft, Inc., and to Hale Aircraft, Inc. for their interest in Coweta County.

The Authority voted to accept the sale of Falcon Flight Academy's assets to Hale Aircraft, Inc. and to confirm execution of a new Land Lease Agreement with Hale Aircraft, Inc.

RESULT: **CONFIRMED [UNANIMOUS]**
MOVER: Lee Moody, Secretary
SECONDER: Janice Laws, Authority Member
AYES: Rutkiewicz, Moody, Moody, Starr, Laws

6. 8034 Confirm Amendments to the T-Hangar Lease Agreements Associated with Length of Terms and Termination Clause

The Authority voted to confirm amendments to *Section 2. Term* to change the length of the lease from monthly to yearly and to delete *Section 32. Termination* which contains a "No Cause" clause to the Lease Agreement for T-Hangar Storage at the Newnan-Coweta County Airport Authority.

RESULT: **CONFIRMED [UNANIMOUS]**
MOVER: Hank Moody, Vice-Chairman
SECONDER: Lee Moody, Secretary
AYES: Rutkiewicz, Moody, Moody, Starr, Laws

SUPPLEMENTAL AGENDA

Supplemental Agenda

There were no items for discussion on the supplemental agenda.

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

7. 8045 Adoption of Rules Governing Airport Authority Meetings

The Authority voted to formally adopt rules governing the Regular Meetings of the Newnan-Coweta County Airport Authority effective February 23, 2021.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Hank Moody, Vice-Chairman
SECONDER: Janice Laws, Authority Member
AYES: Rutkiewicz, Moody, Moody, Starr, Laws

8. 8038 Request Approval/Execution of an Amendment to the Airport Rules And Regulations Associated with Run-Up Procedures

The Authority voted to execute an amendment to the Airport Rules and Regulations associated with Run-Up Procedures to specify maintenance aircraft run-up location and times allowed.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Hank Moody, Vice-Chairman
SECONDER: Lee Moody, Secretary
AYES: Rutkiewicz, Moody, Moody, Starr, Laws

9. 8066 Request Approval to Remove Trees Located in the Runway Protection Zone for Runway 33

Airport Manager Walker explained that Ryan Phillips, Coweta County Division Director of Road Maintenance, met with several contractors regarding removal of trees located in the Runway Protection Zone for Runway 33. Most of the contractors were not interested, but The Good Forty has offered to remove the trees at no cost.

In response to a question from Airport Manager Walker, Airport Authority Attorney Lee explained that as long as the trees are located on airport property, the standard form contract from The Good Forty has a suitable hold harmless and can be utilized.

The Authority voted to accept the proposal from The Good Forty for timber harvesting (at no cost), and to allow Airport Manager Calvin Walker to execute any associated documents, contingent upon final legal review.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Hank Moody, Janice Laws
SECONDER:	Lee Moody, Secretary
AYES:	Rutkiewicz, Moody, Moody, Starr, Laws

10. 8052 Request Approval to Change Newnan-Coweta County Airport Authority Meeting Dates

Chairman Rutkiewicz explained that because of a change in his work schedule it is necessary to change the dates of the remaining Authority meetings for 2021, and for the first meeting in January, 2022 as follows:

March 25, 2021	9:00 a.m.
April 22, 2021	9:00 a.m.
May 27, 2021	9:00 a.m.
June 24, 2021	9:00 a.m.
July 22, 2021	9:00 a.m.
August 26, 2021	9:00 a.m.
September 23, 2021	9:00 a.m.
October 28, 2021	9:00 a.m.
November 18 (Third Thursday)	9:00 a.m.
December 16, 2021 (Third Thursday)	9:00 a.m.
January 27, 2022	9:00 a.m.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Hank Moody, Vice-Chairman
SECONDER:	Alan Starr, Authority Member
AYES:	Rutkiewicz, Moody, Moody, Starr, Laws

UPDATES FOR THE AUTHORITY

11. 7991 Update from the Airport Manager

Airport Manager Walker expressed appreciation to Line Technicians Zach Miles and James Comley who stayed late and obtained food for the military staff of four Chinook helicopters that landed at the Airport with mechanical issues. He explained that the bi-annual inspection by the Georgia Department of Transportation (GDOT) was

postponed with no rescheduled date as of yet. Interviews have been scheduled beginning on Thursday, February 25, 2021 for the open Airport Office Manager/Clerk position. The crack-seal project for the runway will begin sometime in April 2021 and will require a day or two of closure. Crack-sealing the taxiways will be performed in rolling closures, and information regarding the closures will be posted as soon as available. Lastly, the door on T-Hangar D-4 door needs replacement, an estimate for \$10,000 has been obtained although repairs may be able to be made at a cheaper cost.

RESULT: ACCOMPLISHED

12. 7964 Update from the Airport Engineer

Airport Engineer Phil Eberley explained that he had no additional information to present to the Authority.

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 [UNANIMOUS]
MOVER: Hank Moody, Vice-Chairman
SECONDER: Alan Starr, Authority Member
AYES: Rutkiewicz, Moody, Moody, Starr, Laws