



Newnan-Coweta County Airport Authority

Regular Meeting Session

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

Fran Collins
770.254.2601

Friday, February 16, 2024

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	
Edward Davidson	Authority Member	Present	
James Amey	Authority Member	Present	
Nathan Lee	Attorney	Present	
Fran Collins	Clerk	Present	

The Newnan-Coweta County Airport Authority met in Regular Meeting Session on Friday, February 16, 2024.

Meeting Called to Order

Chairman Rutkiewicz welcomed new member Mr. James Amey to the Airport Authority, expressed appreciation for his willingness to serve, and called the meeting to order at 8:58 a.m.

Notification of Location of Rules

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

REGULAR SESSION

APPROVAL OF THE MINUTES

1. **Minutes of Friday, January 12, 2024**

The Authority voted to approve the minutes from the Regular Meeting Session held on Friday, January 12, 2024.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Edward Davidson, Authority Member
SECONDER:	Hank Moody, Vice-Chairman
AYES:	Rutkiewicz, Moody, Moody, Davidson, Amey

SUPPLEMENTAL AGENDA

Supplemental Agenda Items

There were no supplemental items to be added to the agenda for discussion.

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

2. 14328 Request Approval to Increase the Standard Land Lease Rate

Chairman Rutkiewicz explained that their meeting held on January 12, 2024, the Authority discussed increasing hangar, tie-down, and land lease rates. Mr. Davidson has been working with staff to examine lease rates at the Newnan-Coweta County Airport compared to current market rates at similar sized airports. His research has revealed that the Airport's lease rates are significantly below the standard market rate and the Authority believes it is time to increase the standard land lease rate to \$0.45/square feet annually.

Vice-Chairman Hank Moody explained that the increase will not affect applicants with active Letters of Intent (LOIs) submitted and approved prior to the February 16, 2024 Airport Authority meeting and that they will be permitted to rent at the previous annual land lease rate of \$0.30/square feet.

Chairman Rutkiewicz explained that the reason those with current LOIs will not have their rates increased is because they conducted their research on developing those properties based off the current lease rate of \$0.30/square feet.

Vice-Chairman Moody explained that he supports the rate increase, but recused himself from any decision regarding the issue because he leases property from the Airport.

The Authority voted to increase the standard land lease rate beginning on March 1, 2024 from \$0.30/square feet to \$0.45/square feet annually based upon the recommendations proposed at the January 12, 2024 meeting, and to exempt any current LOI holders as of February 16, 2024.

RESULT:	APPROVED [4 TO 0]
MOVER:	Joe Rutkiewicz, Chairman
SECONDER:	Edward Davidson, Authority Member
AYES:	Joe Rutkiewicz, Lee Moody, Edward Davidson, James Amey
RECUSED:	Hank Moody

UPDATES FOR THE AUTHORITY

3. 14332 Update from the Airport Manager

Airport Manager Walker provided updates regarding the following:

- Final inspection for the fence project
- January financials
- January fuel sales
- Purchase of a tipping bucket for the Automated Weather Observing System (AWOS) next month
- Removal of the K-9 kennel and receipt of an LOI for an aeronautical use for that property

Vice-Chairman Moody explained that the AWOS message needs to be corrected because it currently begins with "TEST".

RESULT:	ACCOMPLISHED
----------------	---------------------

4. 14333 Update from the Airport Sponsor

Administrator Michael Fouts explained that there are no updates from the County.

RESULT: ACCOMPLISHED

5. 14334 Update from the Airport Engineer

Airport Engineer Phil Eberly provided updates regarding the following:

- GDOT approved the in-kind labor pricing for Phase 1 of the apron paving project and Public Works staff can begin project scheduling
- Final inspection for the fence project
- The FAA approved the 3-year Disadvantaged Business Enterprise (DBE) plan

In response to a question from Vice-Chairman Moody, Mr. Eberly explained that Phase 1 of the apron paving project should typically take 90-days to complete, depending on weather.

Administrator Fouts explained that Public Works Administrator Tod Handley is scheduling his staff for the apron paving project and that it should take approximately fifteen (15) weeks to complete, depending on weather.

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.

Captain Danny McDonald with the Sheriff's Department expressed concerns with recent flooding and damage to newly installed carpet at their hangar leased from the Authority.

Chairman Rutkiewicz explained that the Authority has had recent discussions regarding water leaks at some hangars and requested that Mr. Walker investigate the issue further.

Mr. Walker explained that staff does not have access to the interior of that building and during the heavy rains on Monday staff inspected buildings from the outside and noticed that there may have been an issue with the roof.

Captain McDonald explained that the water may have come from under the foundation or through heater vents.

Member Lee Moody questioned whether the Airport is responsible for any damage caused by flooding and explained that there are other hangars that are leaking.

Chairman Rutkiewicz explained that the issues with the hangar can be investigated, and it is time to look at the all of the Authority hangars for issues that need to be resolved. Once the entirety of issues are understood, the Authority can begin to address those questions.

ADJOURNMENT

Motion To: **Adjourn**

The Authority voted to adjourn the meeting.

RESULT: APPROVED [UNANIMOUS]
MOVER: Hank Moody, Vice-Chairman
SECONDER: Lee Moody, Secretary
AYES: Rutkiewicz, Moody, Moody, Davidson, Amey