



Newnan-Coweta County Airport Authority

Regular Meeting Session

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

Fran Collins
770.254.2601

Thursday, January 26, 2023

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	Absent	
Edward Davidson	Authority Member	Remote	
Calvin Walker	Airport Manager	Present	
Nate Schattner	Assistant Airport Manager	Present	
Nathan Lee	Attorney	Absent	
Phil Eberly	Airport Engineer	Present	
Fran Collins	Clerk	Present	

The Newnan-Coweta County Airport Authority met in Regular Meeting Session on Thursday, January 26, 2023.

Meeting Called to Order

Chairman Rutkiewicz called the meeting to order at 9:00 a.m. and explained that Member Ed Davidson is currently outside the jurisdiction of Coweta County and is attending the meeting remotely as allowed by State law (O.C.G.A. § 50-14-1).

Notification of Location of Rules

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

REGULAR SESSION

FIRST OF YEAR BUSINESS

1. 13541 Beginning of the Year Appointments - Chairman, Vice-Chairman, Secretary, Counsel, and Clerk

RESULT: **ACCOMPLISHED**

Motion To: **Appoint Authority Chairman**

The Authority voted to appoint Mr. Joe Rutkiewicz to serve as Chairman for calendar year 2023.

RESULT: **APPROVED [UNANIMOUS]**

MOVER: Hank Moody, Vice-Chairman

SECONDER: Lee Moody, Secretary

AYES: Joe Rutkiewicz, Hank Moody, Lee Moody, Edward Davidson

ABSENT: Janice Laws Robinson

Motion To: **Appoint Authority Vice-Chairman**

The Authority voted to appoint Mr. Hank Moody to serve as Vice-Chairman for calendar year 2023.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Joe Rutkiewicz, Chairman
SECONDER: Lee Moody, Secretary
AYES: Joe Rutkiewicz, Hank Moody, Lee Moody, Edward Davidson
ABSENT: Janice Laws Robinson

Motion To: **Appoint Authority Secretary**

The Authority voted to appoint Mr. Lee Moody to serve as Secretary for calendar year 2023.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Joe Rutkiewicz, Chairman
SECONDER: Hank Moody, Vice-Chairman
AYES: Joe Rutkiewicz, Hank Moody, Lee Moody, Edward Davidson
ABSENT: Janice Laws Robinson

Motion To: **Appoint Authority Legal Counsel**

The Authority voted to appoint Mr. Nathan Lee with the law firm of Glover and Davis, P.C, to serve as Legal Counsel for calendar year 2023.

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

Motion To: **Appoint Clerk**

The Authority voted to appoint Ms. Fran Collins to serve as Clerk for calendar year 2023.

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

2. 13542 Adoption of Rules Governing Airport Authority Meetings

The Authority voted to adopt the current rules governing the Regular Meetings of the Newnan-Coweta County Airport Authority (initially adopted February 22, 2021 and effective February 23, 2021).

RESULT: **ADOPTED [UNANIMOUS]**
MOVER: Hank Moody, Vice-Chairman
SECONDER: Lee Moody, Secretary
AYES: Joe Rutkiewicz, Hank Moody, Lee Moody, Edward Davidson
ABSENT: Janice Laws Robinson

APPROVAL OF THE MINUTES

3. Minutes of Thursday, December 15, 2022

The Authority voted to approve the Minutes from the Regular Meeting Session held on Thursday, December 15, 2023.

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

CONSENT AGENDA

4. 13608 Confirm Execution of a Lease Mortgage and an Assignment of Ground Lease with United Bank for Property Located at 68 Dale Pepper Drive

Airport Manager Calvin Walker explained that in order for 1533 Aviation, LLC to obtain a loan to purchase a hangar located at 68 Dale Pepper Drive, United Bank (the lending institution) requires a Lease Mortgage and an Assignment of Ground Lease in the event of a default on behalf of the Borrower.

The Authority voted to confirm execution of a Lease Mortgage and an Assignment of Ground Lease with United Bank associated with property located at 68 Dale Pepper Drive.

RESULT:	CONFIRMED [UNANIMOUS]
MOVER:	Hank Moody, Vice-Chairman
SECONDER:	Lee Moody, Secretary
AYES:	Joe Rutkiewicz, Hank Moody, Lee Moody, Edward Davidson
ABSENT:	Janice Laws Robinson

SUPPLEMENTAL AGENDA

Motion To: **Approve Supplemental Agenda Items**

There were no items to be added to the Supplemental Agenda for discussion by the Authority.

RESULT:	NO ACTION TAKEN
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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

5. 13610 Request Approval/Execution of a Lease Agreement with Landings Property Leasing, LLC Associated with Property Located at 260 West Aviation Way

Airport Manager Walker explained that Mr. Michael Graham with Landings Property Leasing, LLC has entered into a Purchase and Sale Agreement with The Hangar Group, LLC for the purchase of the existing 12,000 square foot hangar and associated improvements located at 260 West Aviation Way. As a result, Landings Property Leasing, LLC is requesting a new Lease Agreement with the Airport Authority. The new agreement will be the standard land lease approved by the Airport Authority at the current land lease rate of \$0.30/square foot.

The Authority voted to execute a new Lease Agreement with Landings Property Leasing, LLC associated with property located at 260 West Aviation Way at the current rate of \$0.30 per square foot (\$1,720.60 monthly).

RESULT:	EXECUTED [UNANIMOUS]
MOVER:	Hank Moody, Vice-Chairman
SECONDER:	Lee Moody, Secretary
AYES:	Joe Rutkiewicz, Hank Moody, Lee Moody, Edward Davidson
ABSENT:	Janice Laws Robinson

6. 13604 Request Approval/Execution of an Amendment to the Lease Agreement with WarDaddy Aviation, Inc.

Chairman Rutkiewicz explained that WarDaddy Aviation, Inc has requested an Amendment to the Hangar Lease Agreement for hangars being constructed at 50 and 60 Nation Drive in order to accommodate unforeseen construction delays and obtain financing for interior hangar improvements.

Airport Manager Walker explained that the amendment extends the previous lease from ten (10) years to twenty-five (25) years in order to obtain funding for completion of two (2) offices associated with the hangars.

The Authority voted to execute an Amendment to the Lease Agreement with WarDaddy Aviation, Inc associated with hangars/office space being constructed at 50 and 60 Nation Drive.

RESULT:	EXECUTED [UNANIMOUS]
MOVER:	Hank Moody, Vice-Chairman
SECONDER:	Lee Moody, Secretary
AYES:	Joe Rutkiewicz, Hank Moody, Lee Moody, Edward Davidson
ABSENT:	Janice Laws Robinson

7. 13603 Request Approval/Execution of a Permanent Grant of Easement with WideOpenWest Georgia, LLC (dba WOW!)

Airport Manager Walker explained that WideOpenWest, Georgia, LLC (dba WOW!) is requesting a permanent easement to extend an existing fiber line located along West Aviation Way to Alex Stephens Road in order to provide service to Moreland Elementary. As part of the Permanent Grant of Easement Agreement, should a determination by a governmental body require that the conduit be relocated, such relocation shall be completed by WideOpenWest, Georgia, LLC (dba WOW!), including its successors and assigns, within a reasonable time period and solely at the cost of WideOpenWest, Georgia, LLC (dba WOW!).

The Authority voted to execute a Permanent Grant of Easement with WideOpenWest Georgia, LLC (dba WOW!) to extend an existing fiber line associated with service to Moreland Elementary School.

RESULT:	EXECUTED [UNANIMOUS]
MOVER:	Lee Moody, Secretary
SECONDER:	Hank Moody, Vice-Chairman
AYES:	Joe Rutkiewicz, Hank Moody, Lee Moody, Edward Davidson
ABSENT:	Janice Laws Robinson

8. 13607 Request Approval/Execution of a Temporary Easement Agreement with CRG Services, LLC Associated with Construction of the Bridgeport Sign

Airport Manager Walker explained that CRG Services, LLC is requesting to install a sign at the entrance of the Bridgeport Development. While the sign is located on Bridgeport property (P&L Bridgeport Land LP), sitework and grading will need to be performed on property located within the Airport's Runway Protection Zone (RPZ). As part of being granted a right-of-entry to the Airport Authority property, CRG Services, LLC has agreed to require their contractors to remove trees that have been identified by the Georgia Department of Transportation (GDOT) as obstructions to the Airport's RPZ. CRG Services, LLC has completed the required FAA 7460 Obstruction Evaluations for each letter of the sign, received approval from the FAA, and will require their contractors to mark all construction equipment/vehicles with the appropriate airport safety flagging while on site. Additionally, the developer/contractor will file the appropriate land disturbance permit (LDP) and submit proof of insurance, performance bond, and an indemnification agreement to Coweta County.

Airport Engineer Phil Eberly fielded questions from the Authority regarding the signage.

The Authority voted to execute a Temporary Easement Agreement with CRG Services, LLC associated with construction of the Bridgeport sign.

RESULT:	EXECUTED [UNANIMOUS]
MOVER:	Hank Moody, Vice-Chairman
SECONDER:	Lee Moody, Secretary
AYES:	Joe Rutkiewicz, Hank Moody, Lee Moody, Edward Davidson
ABSENT:	Janice Laws Robinson

UPDATES FOR THE AUTHORITY

9. 13022 Update from the Airport Manager

Airport Manager Walker provided updates regarding the following:

- December 2022 financials
- Fuel sales
- Expenditures on the Medium Intensity Approach Lighting System with a Flasher (MALSF)
- Goins hangar construction project

Mr. Walker fielded questions from the Authority regarding December 2021 versus December 2022 rent/lease income, current number of based aircraft at the airport, and the number of new aircraft that will be based with construction of the new T-Hangars.

Airport Engineer Eberly fielded a question from Chairman Rutkiewicz regarding the status of the Environmental Assessment (EA).

RESULT:	ACCOMPLISHED
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10. 13530 Update from the Airport Sponsor

Administrator Michael Fouts introduced Commissioner John Reidelbach who is attending the meeting telephonically and was recently appointed Chairman of the Board of Commissioners for 2023 and 2024. In addition, he explained that newly-elected

Commissioner Bill McKenzie is in attendance and because the Airport is located within his District, he is interested in learning more about the Airport.

Chairman Rutkiewicz expressed appreciation to Commissioner Reidelbach and Commissioner McKenzie and welcomed them to the meeting.

Associate Administrator Eddie Whitlock provided a brief update regarding the WarDaddy Aviation and Goins hangar projects.

RESULT: ACCOMPLISHED

11. 13529 Update from the Airport Engineer

Airport Engineer Eberly provided a brief update regarding the following:

- Bids received for the security fencing project
- Bids received for replacement avgas tank
- Land acquisition for easements is in negotiation phase
- Paperwork for the FAA risk assessment met the January deadline

Mr. Eberly fielded questions from the Authority regarding the location for the self-serve fuel farm tanks.

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.

Mr. Jason Levy, Seabiscuit Court, Newnan, addressed the Authority regarding hangar space at the Airport.

Chairman Rutkiewicz explained that there is minimal space for rent, the T-Hangar waiting list is approximately four (4) years, and a lot of interest has been expressed over the last three (3) years in private hangars. Those groups that lease or build private hangars are provided names from the waiting list and it is up to them to contact anyone on the list.

Mr. Walker explained that the Goins are in the process of building T-hangars and have provided a letter of intent (LOI) to build more. He stated that he would be glad to pass Mr. Levy's information on.

In response to a question from Member Davidson, Mr. Walker explained that the Governor's recent reinstatement of fuel taxes has not impacted the pricing of fuel at the Airport.

ADJOURNMENT

Motion To: **Adjourn**

The Board voted to adjourn the meeting.

RESULT: APPROVED [UNANIMOUS]
MOVER: Hank Moody, Vice-Chairman
SECONDER: Lee Moody, Secretary
AYES: Joe Rutkiewicz, Hank Moody, Lee Moody, Edward Davidson
ABSENT: Janice Laws Robinson