



Newnan-Coweta County Airport Authority

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

Regular Session

Minutes

Shannon Zerangue
Fran Collins
770.254.2601

December 20, 2024

9:00 AM

Commission Chambers

Newnan-Coweta County Airport Authority

Roll Call

Attendee Name	Title	Status
Joe Rutkiewicz	Chairman	Present
Hank Moody	Vice Chairman	Present
Lee Moody	Secretary	Present
Edward Davidson	Authority Member	Present
James Amey	Authority Member	Present
Calvin Walker	Airport Manager	Present
Nate Schattner	Assistant Airport Manager	Absent
Nathan Lee	Attorney	Present
Carlene Blount	Office Manager	Absent
Fran Collins	Deputy County Clerk	Present

The Newnan-Coweta County Airport Authority met in Regular Meeting Session on Friday, December 20, 2024.

Meeting Called to Order

Chairman Rutkiewicz called the meeting to order at 9:00 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 Minutes

1. Request Approval of the Minutes from the Regular Meeting Session Held on October 18, 2024

Motion to: **Approve**

The Authority voted to approve the minutes from the Regular Meeting Session held on Friday, October 18, 2024.

RESULT: Passed (UNANIMOUS)

MOVER: Edward Davidson

SECONDER: Hank Moody

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

Supplemental Agenda

Motion To: **Approve**

The Authority voted to approve the addition of one (1) Non-Agenda item for discussion.

RESULT: Passed (UNANIMOUS)

MOVER: Edward Davidson

SECONDER: Hank Moody

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

Public Comment (Items on the Agenda)

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

New Business

2. Request Approval/Execution of Task Order # 21 with Lead Edge Design Group Associated with the Stormwater Pollution Prevention Plan and the Spill Prevention Control and Countermeasure Plan

Airport Engineer Phil Eberly explained that the Airport is required to update its Stormwater Pollution Prevention Plan (SWPPP) and Spill Prevention Control and Countermeasures Plan (SPCC). The plans show first responders how the drainage system works, where the outlet structures for spills are located, etc. Usually, the update is done every 7-10 years unless there are any big changes in infrastructure in order to ensure compliance with state and federal environmental regulations. This update will include the WarDaddy/Goins development.

Motion to: **Execute**

The Authority voted to execute Task Order # 21 with Lead Edge Design Group in the amount of \$20,500 associated with updates to the Stormwater Pollution Prevention Plan (SWPPP) and the Spill Prevention Control and Countermeasures Plan (SPCC).

RESULT: Passed (UNANIMOUS)

MOVER: Hank Moody

SECONDER: Edward Davidson

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

3. Request Approval/Execution of a New Land Lease Agreement with Prop Stop Hangar 108, LLC for Property Located at 108 West Aviation Way

Airport Manager Walker explained that the owners of Prop Stop Hangar 108, LLC have requested a new Land Lease Agreement for property located at 108 West Aviation Way. The current Land Lease Agreement was assumed from the previous owner and only has a few years remaining on the term. The new Land Lease Agreement will initiate a new 30-year term for the lessor including two (2) 5-year lease renewal options, an increase the leasehold to the current market rate (\$0.45 per square foot), and will result in a reversion deferral payment to the Airport Authority in the amount of \$19,500.

Motion to: **Execute**

The Authority voted to execute a new Land Lease Agreement with Prop Stop Hangar 108, LLC at the current market rate of \$0.45 per square foot (\$343.05 per month) and a reversion deferral payment in the amount of \$19, 500 associated with property located at 108 West Aviation Way.

RESULT: Passed (UNANIMOUS)

MOVER: Edward Davidson

SECONDER: Hank Moody

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

4. Request Approval/Execution of a Lease Assumption from Robert Kasper to Pink Sky Props, LLC for Property Located at 112 West Aviation Way

Airport Manager Walker explained that Pink Sky Props, LLC is purchasing the hangar located at 112 West Aviation Way from Robert Kasper, who is retiring. Pink Sky Props, LLC has requested to assume the Land Lease with twenty-eight (28) years remaining. The hangar will be used to store their future aircraft, sublease to additional aircraft owners for storage and short-term stay options, and office space for their aviation real estate business. The hangar is located on a joint water meter with three (3) other hangars and staff is requesting that Pink Sky Props, LLC install their own water meter when purchase of the hangar has been completed to simplify the billing process for staff, create a more

equitable distribution of utility costs, and reduce conflicts when issues such as water leaks occur. In addition, a new lease assumption fee of 1% of the purchase price (estimated at \$6,000) will be due to the Airport Authority.

Chairman Rutkiewicz explained that the owners of Pink Sky Props, LLC will base a couple of their private airplanes in the hangar.

Airport Manager Walker confirmed that the hangar will be used for aviation purposes.

Motion to: **Execute**

The Authority voted to execute an assumption of a land lease from Robert Kasper to Pink Sky Props LLC at a new lease assumption fee of 1% of the purchase price (estimated at \$6,000) for a hangar located at 112 West Aviation Way, contingent upon successful purchase of the hangar from the seller, and subject to the following condition:

1. Pink Sky Props, LLC shall install their own water meter when the purchase of the hangar has been completed.

RESULT: Passed (UNANIMOUS)

MOVER: Hank Moody

SECONDER: Edward Davidson

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

Updates for the Authority

5. Update from the Airport Manager

Airport Manager Walker provided a brief update regarding the following:

- November financials
- Fuel sales
- Request for Proposals (RFP) for a new fuel supplier

In response to questions from the Authority, Airport Manager Walker explained that he is pleased with the fuel service provided by Titan Aviation Fuels over the last twenty (20) years, but it is best to bid out this service every five (5) years in order to get the best price. Prices do fluctuate over the 5-year term based on the market. The new contract will be for Avgas, jet fuel, fuel supply trucks, FBO software, maintenance of the fuel farm, QC support, logistics, etc.

Chairman Rutkiewicz explained that Authority Member Amey and Authority Member Davidson are willing to assist Airport staff with preparing the RFP for a new fuel contract beginning in 2025.

In response to a question from Member Lee Moody, Airport Manager Walker explained that the Airport does not have self-serve jet fuel except for the Coweta County Sheriff's Office pilots. They have been trained and can utilize the Airport's fuel farm in emergency situations.

6. Update from the Airport Sponsor

There were no updates from the Airport Sponsor.

7. Update from the Airport Engineer

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

- Runway Overlay plans have been turned into GDOT for review

Supplemental Items

Chairman Rutkiewicz explained that the Authority is in receipt of a Landlord Waiver and Consent between United Bank and Pink Sky Props, LLC for property located at 112 West Aviation Way. The form will provide security for United Bank on their investment in the property.

In response to questions from the Authority, Airport Attorney Lee explained that the Landlord Waiver and Consent is a standard form and item # 2 on the form specifies that United Bank holds a security interest only in Pink Sky's property (fixtures, etc.) and does not have any rights to the land nor the right to rent the facility.

Motion to: **Execute**

The Authority voted to execute a Landlord Waiver and Consent form between United Bank and Pink Sky Props, LLC associated with property located at 112 West Aviation Way.

RESULT: Passed (UNANIMOUS)

MOVER: Hank Moody

SECONDER: Edward Davidson

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

Public Comment (Items Not on the Agenda)

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

Executive Session - In accordance with O.C.G.A. 50-14-4

There were no issues to be discussed in Executive Session.

Regular Session

Affidavit

Adjournment

Motion to: **Adjourn**

The Authority voted to adjourn the meeting.

RESULT: Passed (UNANIMOUS)

MOVER: Hank Moody

SECONDER: Edward Davidson

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