



Newnan-Coweta County Airport Authority

Regular Meeting Session

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

Fran Collins
770.254.2601

Thursday, December 15, 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	
Michael Fouts	County Administrator	Present	
Eddie Whitlock	Associate Administrator	Present	
Phil Eberly	Airport Engineer	Absent	
Nathan Lee	Attorney	Present	
Fran Collins	Clerk	Present	
Carlene Blount	Office Manager	Present	

The Newnan-Coweta County Airport Authority met in Regular Meeting Session on Thursday, December 15, 2022.

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 located on the Airport Authority's website as well as on the table located in the lobby just outside the meeting room.

REGULAR SESSION

APPROVAL OF THE MINUTES

1. **Minutes of Thursday, October 27, 2022**

The Authority voted to approve the Minutes from the Regular Meeting Session held on Thursday, October 27, 2022.

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

SUPPLEMENTAL AGENDA

Supplemental and/or Non-Agenda Items

There were no Supplemental and/or Non-Agenda items to be added for discussion.

PUBLIC COMENTS-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. 13550 Request Approval/Execution of an Assumption and Amendment to Lease Agreement with Rower Aviation, Inc. for Property Located at 68 Dale Pepper Drive

Chairman Rutkiewicz explained that Mr. Gary Rower, Rower Aviation, Inc., is selling the hangar located at 68 Dale Pepper Drive to Mr. Joel Perkins (1533 Aviation, LLC). Mr. Perkins will assume the lease and benefit from an extension of 5-years consistent with updated lease agreement terms.

The Authority voted to execute an Assumption and Amendment to a Lease Agreement with Rower Aviation, Inc and 1533 Aviation, LLC associated with property located at 68 Dale Pepper Drive.

RESULT:	EXECUTED [UNANIMOUS]
MOVER:	Hank Moody, Vice-Chairman
SECONDER:	Edward Davidson, Authority Member
AYES:	Rutkiewicz, Moody, Moody, Laws Robinson, Davidson

3. 13549 Request Approval/Execution of an Assumption and Amendment to Lease Agreement with WarDaddy Aviation for Property Located at 55 Nation Drive

Chairman Rutkiewicz explained that as part of the Goins project, Jason and Holly Goins (Avion, LLC) will be assuming the lease for property located at 55 Nation Drive to develop a hangar onsite. The remainder of the Goins project will continue as previously approved for the construction of T-hangars.

The Authority voted to execute an Assumption and Amendment to a Lease Agreement with WarDaddy Aviation and Avion, LLC associated with property located at 55 Nation Drive.

RESULT:	EXECUTED [UNANIMOUS]
MOVER:	Edward Davidson, Authority Member
SECONDER:	Janice Laws Robinson, Authority Member
AYES:	Rutkiewicz, Moody, Moody, Laws Robinson, Davidson

4. 13531 Request to Set Meeting Dates and Times for 2023 and the Beginning of 2024

The Authority voted to set the following meeting dates and times for 2023 and the beginning of 2024:

January 26, 2023	9:00 a.m.
February 9, 2023	9:00 a.m.
March 9 2023	9:00 a.m.
April 13, 2023	9:00 a.m.
May 11, 2023	9:00 a.m.
June 8, 2023	9:00 a.m.
July 13, 2023	9:00 a.m.

August 11, 2023 (Second Friday)	9:00 a.m.
September 8, 2023 (Second Friday)	9:00 a.m.
October 13, 2023 (Second Friday)	9:00 a.m.
November 3, 2023 (First Friday)	9:00 a.m.
December 8, 2023 (Second Friday)	9:00 a.m.
January 12, 2024 (Second Friday)	9:00 a.m.

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

5. 13532 Request Approval to Correct a Scrivener's Error in the December 16, 2021 Airport Authority Meeting Minutes

The Authority voted to instruct the Airport Authority Clerk to correct a scrivener's error in the minutes from the Airport Authority meeting held on December 16, 2021 associated with the regularly scheduled meetings as follows:

The Authority voted to set the following meeting dates and times for 2022 and the beginning of 2023:

January 27, 2022	9:00 a.m.
February 24, 2022	9:00 a.m.
March 24, 2022	9:00 a.m.
April 28, 2022	9:00 a.m.
May 26, 2022	9:00 a.m.
June 30, 2022	9:00 a.m.
July 28, 2022	9:00 a.m.
August 25, 2022	9:00 a.m.
"September 29, 2022	9:00 a.m."
"October 27, 2022	9:00 a.m."
November 10, 2022 (Second Thursday)	9:00 a.m.
December 14, 2022 (Second Wednesday)	9:00 a.m.
January 26, 2023	9:00 a.m.

RESULT:	INSTRUCTIONS GIVEN TO STAFF [UNANIMOUS]
MOVER:	Edward Davidson, Authority Member
SECONDER:	Janice Laws Robinson, Authority Member
AYES:	Rutkiewicz, Moody, Moody, Laws Robinson, Davidson

UPDATES FOR THE AUTHORITY

6. 13515 Update from the Airport Manager

Airport Manager Calvin Walker provided updates regarding the following:

- November 2022 financials

- Fuel sales
- Goins construction project

RESULT: ACCOMPLISHED

7. 13516 Update from the Airport Sponsor

Associate County Administrator Eddie Whitlock provided a brief update regarding construction of the two (2) 14,000 square foot hangars (WarDaddy Aviation), including permitting, scheduling, progress, and estimated turnover of Building A to occupant in February 2023.

Mr. Whitlock fielded questions from the Authority regarding paving/asphalting of the ramp located in front of Building A, and estimated Date of Beneficial Occupancy (DBO) of the hangar.

In response to a question from Member Davidson regarding biofuels, Mr. Walker explained that he has not received any requests nor does he have any plans to add a biofuel tank at this time. However, staff is looking to add a 100LL (one hundred low lead) aviation fuel gas tank.

RESULT: ACCOMPLISHED

8. 13517 Update from the Airport Engineer

There was no update from the Airport Engineer.

RESULT: ACCOMPLISHED

SUPPLEMENTAL ITEMS

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.

EXECUTIVE SESSION - In accordance with O.C.G.A. 50-14-4

Motion To: **Enter Into Executive Session**

The Authority voted to enter into Executive Session for the purpose of discussing a real estate issue.

Members in attendance included Chairman Rutkiewicz, Member Lee Moody, Member Hank Moody, Member Laws-Robinson, and Member Davidson. Staff members in attendance included Administrator Fouts, Associate Administrator Whitlock, Airport Manager Calvin Walker, Airport Assistant Manager Nate Schattner, Assistant Attorney Lee, Deputy County Clerk Collins and Airport Office Manager Carlene Blount.

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

REGULAR SESSION

Motion To: **Return to Regular Session**

The Authority discussed a real estate issue during Executive Session and voted to return to Regular Session.

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

AFFIDAVIT

Motion To: **Execute Affidavit and Resolution for Executive**

The Authority voted to execute an Affidavit and Resolution for Executive Session.

RESULT: **EXECUTED [UNANIMOUS]**
MOVER: Edward Davidson, Authority Member
SECONDER: Janice Laws Robinson, Authority Member
AYES: Rutkiewicz, Moody, Moody, Laws Robinson, Davidson

Motion To: **Approve a Real Estate Issue Discussed in Executive Session**

On motion of Chairman Rutkiewicz, seconded by Authority member H. Moody, the Authority voted to request a commitment of funding from the Airport Sponsor associated with the Runway Obstruction clearance project up to \$850,000 with 90% reimbursement from the Federal Aviation Authority (FAA).

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

ADJOURNMENT

Motion To: **Adjourn**

The Authority voted to adjourn the meeting.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Joe Rutkiewicz, Chairman
SECONDER: Janice Laws Robinson, Authority Member
AYES: Rutkiewicz, Moody, Moody, Laws Robinson, Davidson