



Newnan-Coweta County Airport Authority

Regular Meeting Session

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

Fran Collins
770.254.2601

Thursday, November 18, 2021

9:00 AM

Commission Chambers

~ Minutes ~

Call to Order

Attendee Name	Title	Status	Arrived
Joe Rutkiewicz	Chairman	Present	
Hank Moody	Vice-Chairman	Absent	
Lee Moody	Secretary	Present	
Alan Starr	Authority Member	Present	
Janice Laws	Authority Member	Present	
Calvin Walker	Airport Manager	Present	
Nate Schattner	Assistant Airport Manager	Present	
Nathan Lee	Attorney	Present	
Phil Eberly	Airport Engineer	Present	
Fran Collins	Clerk	Present	

The Newnan-Coweta County Airport Authority met in Regular Meeting Session on November 18, 2021.

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 Airport Authority's website as well as on the table located in the lobby outside the Chambers.

REGULAR SESSION

APPROVAL OF THE MINUTES

1. **Minutes of Thursday, October 28, 2021**

The Authority voted to approve the minutes from the Regular Meeting Session held on October 28, 2021.

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

SUPPLEMENTAL AGENDA AND NON-AGENDA ITEMS

Motion To: **Approve Supplemental and/or Non-Agenda Items**

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

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

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.

UPDATES FOR THE AUTHORITY

2. 12502 Update from the Airport Manager

Airport Manager Calvin Walker reviewed the October 2021 financials (first month of FY 2022). He explained that fuel sales in October were good with 18,500 gallons in jet fuel and 5,600 gallons of av-gas sold. November sales are on par with 12,000 gallons in jet fuel and 4,500 gallons in av-gas being sold, and this is a good indication that people are traveling again. He explained that the south ramp project is complete and expressed appreciation to the Public Works and Road Department staff for their assistance and hard work. Tenants have been notified to move aircraft because the asphalt rehab of the tie-down area project will begin on Monday, November 22, 2021 with plans to reopen on Thursday, November 25, 2021. In closing, he explained that the Airport Business Directory on the County website has been updated.

RESULT: **PRESENTED**

3. 12503 Update from the Airport Engineer

Airport Engineer Phil Eberly explained that the 5-year Capital Improvement Plan (CIP) is due at the end of month. He is working with Airport Manager Walker on the layout for the proposed wildlife fencing including location of gates at the Airport.

RESULT: **PRESENTED**

SUPPLEMENTAL ITEMS

4. 12673 Discussion Regarding a Letter of Intent Requesting to Construct a Hangar on the East Side of the Airport

Airport Manager Walker explained that on November 17, 2021 staff received of a Letter of Intent (LOI) from Mr. Stan Thomas (TEMCO, LLC) requesting an option to enter into a lease for 1.81± acres of undeveloped property at the Airport for construction of a hangar.

Mr. Walker explained that fuel flowage fees and insurance would have to meet current standards, and development deadlines would have to be met.

Chairman Rutkiewicz explained that the since the LOI was received the day before the meeting, he suggested that staff, counsel, and Authority members take more time review and discuss the request.

Authority Attorney Nathan Lee explained that the option to enter into a lease for the 1.81± acres of undeveloped property was provided for in the Sale and Purchase Agreement (dated October 21, 2020) for hangars located at 45, 47, and 49 Ansley Drive, with a deadline for receipt of an executed lease by December 10, 2021. He

further explained that the LOI is not enforceable, and TEMCO would have to enter into a new standard lease agreement with the Airport Authority. The Authority could authorize Airport Manager Walker to execute the agreement. He explained that the terms in the LOI are not standard with current terms, the Authority has to be consistent with those standard lease terms offered to other potential tenants, and no further negotiation is needed. In the LOI, TEMCO proffered 8-months to begin construction (or pay penalties) and 18-months to obtain a Certificate of Occupancy (or pay with penalties), which is beneficial to the Authority.

Authority Member Laws explained that it would be in the best interest of the Authority to void the agreement after a period and take control of the property rather than to collect penalties.

After a lengthy discussion, it was the consensus of the Authority to offer TEMCO a standard new construction lease agreement with a caveat that a building permit must be obtained and construction begun within 8-months of execution of the lease agreement or the lease agreement is void, rent will be due and payable beginning 12-months from the issuance of the building permit, and Airport Manager Walker is authorized to execute the associated lease agreement.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Joe Rutkiewicz, Chairman
SECONDER:	Janice Laws Robinson, Authority Member
AYES:	Joe Rutkiewicz, Hank Moody, Alan Starr, Janice Laws Robinson
ABSENT:	Lee Moody

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

Executive Session

There were no issues to be discussed in Executive Session

ADJOURNMENT

Motion To: **Adjourn**

The Authority voted to adjourn the meeting.

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