



Newnan-Coweta County Airport Authority

Regular Meeting Session

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

Fran Collins
770.254.2601

Thursday, October 28, 2021

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	
Alan Starr	Authority Member	Present	
Janice Laws	Authority Member	Absent	
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 of Coweta County, Georgia met in Regular Meeting Session on October 28, 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 just outside the door.

REGULAR SESSION

APPROVAL OF THE MINUTES

1. **Minutes of Tuesday, August 24, 2021**

The Authority voted to approve the minutes from the Called Meeting Session held on August 24, 2021.

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

2. **Minutes of Thursday, August 26, 2021**

The Authority voted to approve the minutes from the Regular Meeting Session held on August 26, 2021.

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

SUPPLEMENTAL AGENDA

Supplemental Agenda

There were no items to be added to the supplemental 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

3. 12609 Request Approval of FY 2023-2027 Capital Improvement Plan and Submission for Funding Assistance

Airport Engineer Phil Eberly presented a list of projects for the proposed Airport Capital Improvement Plan (ACIP) for Fiscal Years 2023-2027 for review by the Authority. He explained that the Authority will approve which projects are submitted for Federal and State funding assistance. He pointed out that the State's Fiscal Year 2023 will begin on July 1, 2022 and that the deadline for submission is November 30, 2021. He further explained that the results from a wildlife assessment showed the need for fencing because of the nearby deer population; therefore, the planned project for FY 2023 is installation of security and wildlife fencing to encompass the entire airport. Needs identified for FY 2024 include land acquisition (fee and easement) and Phase 1 obstruction removal. Regarding the obstruction removal, the Department of Transportation (DOT) will only provide reimbursement after funds have been expended, land acquired by fee or easement, and obstruction clearing has begun. Because of this, land acquisition and obstruction removal will roll forward and funding requests will be submitted each Fiscal Year with obstructions currently identified remaining on the list. Any additional obstructions identified by future inspections will be added to the list, performed proactively until completed, and submitted for reimbursement the following year. The total cost for land acquisition and obstruction removal listed on the proposed ACIP for years 2-5 may actually be lower than estimated and is included to show DOT that obstruction removal is ongoing until completed.

Mr. Eberly briefly reviewed the proposed project descriptions for FY 2023-2027. In addition to land acquisition reimbursement and obstruction removal in each year, projects include a new terminal, apron area, terminal area hangar, and fuel farm construction in year 2, primary surface and obstruction removal including old terminal and hangar in year 3, runway and taxiway extension and runway pavement rehabilitation in year 4, and hangar site and hangar building construction in year 5 if funds are available.

In response to questions from the Authority, Mr. Eberly explained that because of the DOT's decision to require land acquisition before reimbursement the following year, the security and wildlife fencing should be completed in FY 2023 and land acquisition/obstruction removal begun for reimbursement in FY 2024. Additionally, Airport Manager Walker and County staff will determine where fencing, gates, and access will be located in consideration of future development.

Chairman Rutkiewicz explained that the goal of the ACIP is to set up the Airport for

reimbursement of land acquisition/obstruction removal in FY 2024-FY 2027.

The Authority voted to adopt the FY 2023-2027 Airport Capital Improvement Plan (ACIP) as discussed and to approve submission of applications for Federal/State funding assistance.

RESULT: **ADOPTED [UNANIMOUS]**
MOVER: Alan Starr, Authority Member
SECONDER: Lee Moody, Secretary
AYES: Joe Rutkiewicz, Hank Moody, Lee Moody, Alan Starr
ABSENT: Janice Laws

4. 12613 Request Approval/Execution of a Task Order with Lead Edge Design Associated with Construction of Hangars for WarDaddy Aviation, LLP

Airport Manager Walker explained that site work for two (2) new hangars for WarDaddy Aviation, LLP is almost complete and presented a Task Order to initiate construction phase for the project.

The Authority voted to execute a Task Order with Lead Edge Design associated with construction of two (2) 14,000 square feet hangars for WarDaddy Aviation, LLP, contingent upon final review by staff and counsel.

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

5. 12605 Request Approval to Remove Non-Airworthy Aircraft from the Newnan-Coweta County Airport

Airport Manager Walker explained that two (2) aircraft (N333FR and N988OV) are non-airworthy, and their monthly tie-down accounts are in arrears. Numerous attempts have been made to contact the owners to bring their accounts up to date and to remove the aircraft from the Airport, but neither owner has responded.

Assistant Airport Manager Schattner explained that the two (2) tie-down accounts have been in arrears for several years.

Chairman Rutkiewicz explained that not only are the overdue accounts an issue, but also the requirement by the Federal Aviation Administration (FAA) that tie-downs be utilized by air-worthy aircraft.

In response to a question from the Authority, Airport Manager Walker explained that the eviction of the two (2) non-airworthy aircraft with accounts in arrears should proceed followed by a review of other non-airworthy aircraft whose accounts are up to date. He hopes that the owners of other non-airworthy aircraft will be motivated by these evictions.

Airport Attorney Lee advised that the Airport Authority has the authority to evict tenants and remove aircraft from the airport property.

Authority member Lee Moody explained that the terms of the Tie-Down Lease Agreement provide for evictions.

The Authority voted to authorize Airport Authority Attorney Nathan Lee to proceed with the eviction of two (2) tenants having accounts in arrears and non-airworthy aircraft (N333FR and N988OV) as discussed by the Airport Manager.

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

UPDATES FOR THE AUTHORITY

6. 9343 Update from the Airport Manager

Airport Manager Walker explained that FlyT Aviation based out of Peachtree City, Georgia has been offering flight instruction, utilizing a tie-down and conference room on a trial basis, and is gauging interest on expanding and building a new facility at the airport. Currently, they do not meet minimum standards but since Newnan Flight Training, another onsite school, does not meet minimum standards, minimum standards have been temporarily waived. If a new facility is constructed in the future, both schools will be required to meet minimum standards. He further explained that site work for the new self-serve system update is beginning today. The system will have a new card reader with a larger display and be more user friendly. During the down phase, users will be given a self-serve rate out of the fueling truck. He also presented FY 2021 year-end financials and explained that the airport did well and that fuel sales for October 2021 are also encouraging. He explained that this month's fuel sales are up 4,000 gallons over last year because of a month-long shutdown at West Georgia Regional Airport in Carrollton for resurfacing and reflects the need for corporate based aircraft.

Mr. Walker advised the Authority that a few land leases are approaching termination next year (with no renewals remaining) and will be reverting to the Authority. The Authority will then have to decide what they wish to do. The FAA wants the Authority to take improvements back (per the lease agreement) and issue a new lease agreement with the old tenant or a new tenant at the current fair market rate to help with financial solvency. He explained that one of the mentioned lease agreements is in its extension term and will expire in March 2022. The tenant has been advised that the lease is expiring, is currently attempting to sell the hangar, and may request a new lease agreement.

Mr. Walker fielded questions from the Authority regarding lease extensions and what has happened with leases in the past when a hangar is sold.

Authority member Hank Moody explained that Peachtree City has given tenants with leases in reversion additional terms and has not resolved the issue.

Mr. Walker advised that the Authority and the tenant have to be agreeable to have a lease in place and the terms should be fair to both parties. He also provided an update regarding the success of the new FodBoss.

Chairman Rutkiewicz explained that he would like to meet to discuss the Authority's options prior to the end of the year.

In response to a question from the Authority, Airport Manager explained that FlyT Aviation has two aircraft at the airport.

Chairman Rutkiewicz explained that FlyT Aviation is geared toward academic instruction.

Assistant Airport Manager Nate Schattner explained that the Airport partnered with Turtles Fly Too and others to assist with transportation of two endangered Kemp's Ridley sea turtles from the New England Aquarium in Quincy, Massachusetts to the Mississippi Aquarium located in Gulfport, Mississippi. The Airport was selected for a fuel stop because of its proximity to the flight route, inexpensive Corporate Aircraft

Association (CAA) fuel prices, and history of serving and assisting with Angel Flights.

RESULT: ACCOMPLISHED

7. 9344 Update from the Airport Engineer

Airport Engineer Phil Eberly provided a brief review of changes from the State associated with future airport inspections and land audits.

RESULT: ACCOMPLISHED

PUBLIC COMMENTS-ITEMS NOT ON THE AGENDA

Public Comments Regarding Items Not on the Agenda

Chairman Rukiewicz called for comments regarding any items not on the agenda.

Mr. Steve Olive from Oasis Aviation Maintenance, Inc explained that an open house will be held on November 11, 2021 at 52 Dale Pepper Drive, Newnan and invited the public and airport community to attend. He explained that the purpose of the open house is to garner interest in a new avionics tech school which had its first class in July. In addition, he requested that the Airport update the Airport Business Directory on the County website.

Chairman Rutkiewicz encouraged Authority members to check out the new avionics school and to attend the open house.

Airport Manager Walker explained that staff is in the process of updating the Airport Business Directory.

County Administrator Michael Fouts introduced Mr. Norman Lundin, current member of the Coweta County Development Authority (CCDA). He explained that Mr. Lundin has a background and personal interest in aviation and is present to learn about the Airport Authority.

Mr. Lundin briefly reviewed his 35-year military career and aviation experience in master planning, civil engineering, and the private sector. He offered any assistance or expertise he can provide to the Authority.

Chairman Rutkiewicz expressed appreciation to Mr. Lundin for his service and for his offer of assistance.

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: ADOPTED [UNANIMOUS]
MOVER: Hank Moody, Vice-Chairman
SECONDER: Lee Moody, Secretary
AYES: Joe Rutkiewicz, Hank Moody, Lee Moody, Alan Starr
ABSENT: Janice Laws