



Newnan-Coweta County Airport Authority

Regular Meeting Session

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

Fran Collins
770.254.2601

Thursday, August 26, 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	Late	
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 Thursday, August 26, 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 Chambers.

REGULAR SESSION

APPROVAL OF THE MINUTES

1. **Minutes of Thursday, July 22, 2021**

The Authority voted to approve the minutes from the Regular Meeting Session held on July 22, 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 Supplemental items to be added to the 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

2. 10461 Request Approval/Execution of Task Order # 10 with Lead Edge Design Associated with Land Acquisition Services

Chairman Rutkiewicz explained that Task Order # 10 is the first step in resolving some issues identified in the Airport inspection conducted by the Georgia Department of Transportation (GDOT).

Airport Manager Walker explained that obstruction removal was identified in the most recent Airport inspection conducted by the GDOT Aviation Division for the Airport's license. Task Order # 10 is associated with land acquisition services for multiple parcels located in the Runway Protection Zone (RPZ) and primary surfaces. The project consists of obstruction removal and control of primary surface for Runway 15-33.

Attorney Lee explained that the Task Order has been found to be in order.

In response to a question from Member Hank Moody, Mr. Walker explained that the project will be funded locally followed by reimbursement of the acquisition of the property funded by Federal/State through GDOT.

The Authority voted to execute Task Order # 10 with Lead Edge Design associated with land acquisition services for obstruction removal and control of primary surface for Runway 15-33.

RESULT:	EXECUTED [UNANIMOUS]
MOVER:	Hank Moody, Vice-Chairman
SECONDER:	Alan Starr, Authority Member
AYES:	Rutkiewicz, Moody, Moody, Starr, Laws

3. 10473 Request Approval/Execution of a Hangar Lease Agreement with the Coweta County Sheriff's Office

Chairman Rutkiewicz explained that the current community hangar lease with the Georgia Department of Corrections Special Operations (GDCSO) is expiring and the Coweta County Sheriff's Office has expressed interest in leasing a portion of the hangar.

Airport Manager Walker explained that the lease for hangar space located at 300 West Aviation Way known as Hangar 300A (north half of hangar complex) is expiring at the end of August 2021 and that the Coweta County Sheriff's Office desires to lease half of this hangar (approximately 1,800 square feet) for storage of the law enforcement helicopter. Bass & Associates conducted a market rent study and determined that \$525 per month for the space is a fair market rental rate. In addition, a flat fee for monthly electricity usage will be applied.

In response to questions from the Authority, Mr. Walker explained that the other half of the hangar measures approximately 4,440 square feet (including office space) and will be available for lease at fair market value. Lastly, he explained that AirMethods, a helicopter ambulance service, has expressed interest in leasing the space/office and would be a good fit.

The Authority voted to execute a Hangar Lease Agreement with the Coweta County Sheriff's Office associated with 1,800± square feet in Hangar 300A located at 300 Aviation Way.

RESULT: EXECUTED [UNANIMOUS]
MOVER: Alan Starr, Authority Member
SECONDER: Hank Moody, Vice-Chairman
AYES: Rutkiewicz, Moody, Moody, Starr, Laws

4. 10467 Request from Hale Aircraft Real Estate, LLP to Modify Existing Hangar

Chairman Rutkiewicz explained that Hale Aircraft Real Estate, LLP took over the old Falcon Aviation Academy lease.

Airport Manager Walker explained that staff has received a request from Hale Aircraft Real Estate, LLC to add a 20-foot by 100-foot attached storage area to their existing 12,000 square feet hangar. According to the existing lease agreement, any modifications and/or additions to be constructed by the Lessee must receive written approval from the Authority. Also, the proposed addition must meet and follow the Minimum Development Standards for Corporate Hangars adopted by the Airport Authority in 2015 and must be approved by the Fire Marshal and Coweta County Building Department before construction begins.

The Authority voted to approve a request from Hale Aircraft Real Estate, LLC to modify its existing hangar with the caveat that the modification complies with the Minimum Development Standards for Corporate Hangars adopted by the Airport Authority in 2015, and receives approval from the Fire Marshal and Coweta County Building Department prior to construction.

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

5. 10459 Request Approval to Host an Aviation Career Day at the Newnan-Coweta County Airport

Chairman Rutkiewicz explained that the Airport is an asset in the community and would like to host an aviation career day in the Spring of 2022 to showcase aviation businesses at the Airport and highlight opportunities and careers available in the aviation sector.

Member Laws expressed her interest in assisting to plan this event. She explained that she has a young niece that would be thrilled to attend because she wishes to become a pilot.

The Authority voted to host an aviation career day in Spring 2022 at Newnan-Coweta County Airport (CCO).

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

UPDATES FOR THE AUTHORITY

6. 8304 Update from the Airport Manager

Airport Manager Walker expressed appreciation to the Coweta County Finance Department for their assistance with the Airport Authority's Bond Issuance. He

explained that the June financials show the Airport is operating in the black, and that the current financial report does not reflect two (2) CARES Act funding payments totaling approximately \$80,000 that the Airport will receive.

Chairman Rutkiewicz recognized the efforts of Airport Office Manager Carlene Blount as well as the Finance Department for their work on the Airport financial reports.

Mr. Walker further explained that crack seal was completed on the runway which will extend the life of the pavement approximately 2-3 years. He also expressed appreciation to the Coweta County Road Department for their hard work and to the Airport tenants for their patience during the process. Lastly, he expressed appreciation to Airport Engineering firm Lead Edge for their assistance and explained that they are a great asset to the Airport.

RESULT: ACCOMPLISHED

7. 8305 Update from the Airport Engineer

Airport Engineer Phil Eberly explained that with the Airport Bond Issuance approved by the Authority and the Board of Commissioners on August 24th, the funding is now in place for construction of the new WarDaddy hangar. The steel for the project can be ordered and County forces will be performing the site work. He also explained that activity on the terminal and apron continues, and that land acquisition and obstruction clearing will begin on approximately thirteen (13) parcels (following the Authority's approval of Task Order # 10 earlier in the meeting). In closing, he explained that the 5-Year Capital Improvement Plan is due in November and a draft will be prepared within the next thirty (30) days to provide lead time for review and approval by the Authority prior to its submission.

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. There were none.

EXECUTIVE SESSION

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: Rutkiewicz, Moody, Moody, Starr, Laws