



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 25, 2022

9:00 AM

Commission Chambers

~ Minutes ~

Call to Order

Attendee Name	Title	Status	Arrived
Joe Rutkewic	Chairman	Present	
Hank Moody	Vice-Chairman	Present	
Lee Moody	Secretary	Absent	
Janice Laws Robinson	Authority Member	Present	
Edward Davidson	Authority Member	Present	
Calvin Walker	Airport Manager	Present	
Nate Schattner	Assistant Airport Manager	Present	
Nathan Lee	Attorney	Present	
Phil Eberly	Airport Engineer	Late	9:05 AM
Fran Collins	Clerk	Present	

The Newnan-Coweta County Airport Authority met in Regular Meeting Session on Thursday, August 25, 2022.

Meeting Called to Order

Chairman Rutkewic called the meeting to order at 9:00 a.m.

Notification of Location of Rules

Chairman Rutkewic 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 just outside the meeting room.

REGULAR SESSION

CONSENT AGENDA

1. 13301 Confirm Execution of a Standard Land Lease Agreement with War Daddy Aviation, Inc. for Property Located at 55 Nation Drive

The Authority voted to confirm execution of a standard land lease agreement with WarDaddy Aviation, Inc for property located at 55 Nation Drive.

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

2. 13300 Confirm Execution of a Standard Land Lease Agreement with Inverted Holdings, LLC Associated with Property Located at 65 Nation Drive

The Authority voted to confirm execution of a standard land lease agreement with Inverted Holdings, LLC for property located at 65 Nation Drive.

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

3. 13302 Confirm Execution of a Standard Land Lease Agreement with Newnan Airport Hangar Association, LLC Associated with Property Located at 15, 25, and 35 Nation Drive

The Authority voted to confirm execution of a standard land lease agreement with Newnan Airport Hangar Association, LLC for property located at 15, 25, and 35 Nation Drive.

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

APPROVAL OF THE MINUTES

4. **Minutes of Thursday, July 28, 2022**

The Authority voted to approve the minutes from the Regular Meeting Session held on July 28, 2022.

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

SUPPLEMENTAL AGENDA

Supplemental Agenda

The were no items to be added to the Supplemental Agenda 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.

UPDATES FOR THE AUTHORITY

5. 13184 Update from the Airport Manager

Airport Manager Walker provided updates regarding the following:

- July 2022 financials
- July 2022 fuel sales and August 2022 to date fuel sales
- Temporary closure of runway for strength evaluation on Thursday, September 15, 2022 from 8:00am-6:00pm

In response to a question from Member Hank Moody, Chairman Rutkiewicz explained that the organization that requested to hold the Short Take Off and Landing (STOL) competition at the Airport is going through restructuring. The event is expected to be held in the future.

RESULT: ACCOMPLISHED

6. 13182 Update from the Airport Sponsor

Associate County Administrator Eddie Whitlock explained that Headley Construction, the Construction Manager at Risk (CMAR) for the WarDaddy project, is compiling bid packages for various components of the project which will be reviewed by the airport engineer, architect, and project manager for the owner's representative (Calvin Walker). Upon approval, the notice to proceed for components will be provided to the contractor. That will be kept as a record and the contractor will be required to obtain (3) prices per component. Examples of components include underground plumbing, electrical, foundations and slab, erection of a metal building, electrical services, etc. There will be approximately a half-dozen different components. Because a CMAR is being utilized instead of a lump sum bid for the project, some change directives will be handled administratively and upon completion of the project or at some point during the project, a collection of change directives will be presented to the Authority for approval so that it becomes a part of the record.

Member Hank Moody explained that it makes sense and helps to ensure things move quickly, as long as the project stays within budget.

In response to a question from Member Hank Moody, Mr. Whitlock explained that the project is on schedule, the contractor has everything necessary, pricing has been obtained regarding the underground items and is ready to be let. Currently, there are issues with the marketplace including delays in the supply chain for rebar and ready-mix concrete, as well as timing issues and trucking issues. The first phase is ready to be let, and the remainder of the project will move quickly as the first phase is being completed.

RESULT: ACCOMPLISHED

7. 13185 Update from the Airport Engineer

Airport Engineer Eberly provided an update regarding the following:

- Land acquisition for easements related to obstruction clearing and FAA criteria
- Security and wildlife fencing project and funding
- Funding approved for the runway strength evaluation, testing on Thursday Sept 15th (8-10 hours), if there are any issues/changes in activity levels, test date can be changed
- Survey field crews were onsite last week obtaining data for the apron design

In response to a question from Member Davidson, Mr. Eberly explained that FAA land acquisition criteria requires that all appraisals are followed by a review appraisal to ensure compliance.

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

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:	Edward Davidson, Authority Member
SECONDER:	Hank Moody, Vice-Chairman
AYES:	Joe Rutkiewicz, Hank Moody, Janice Laws Robinson, Edward Davidson
ABSENT:	Lee Moody