



Newnan-Coweta County Airport Authority

Regular Meeting Session

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

Fran Collins
770.254.2601

Friday, August 11, 2023

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	Absent	
Edward Davidson	Authority Member	Absent	
Eddie Whitlock	Associate Administrator	Present	
Calvin Walker	Airport Manager	Present	
Nate Schattner	Assistant Airport Manager	Present	
Nathan Lee	Attorney	Present	
Phil Eberly	Airport Engineer	Present	
Carlene Blount	Office Manager	Present	
Fran Collins	Clerk	Present	

The Newnan-Coweta County Airport Authority met in Regular Meeting Session on Friday, August 11, 2023.

Meeting Called to Order

Chairman Rutkiewicz called the meeting to order at 9:00 a.m. and explained that Member Ed Davidson was unable to attend the meeting because of unforeseen commitments.

Notification of Location of Rules

Chairman Rutkiewicz explained that the rules governing the meeting could be found on the County's website as well as on the table located in the lobby outside the meeting room.

REGULAR SESSION

APPROVAL OF THE MINUTES

1. **Minutes of Thursday, June 08, 2023**

The Authority voted to approve the minutes from the Regular Meeting Session held on Thursday, June 8, 2023 (note: The regularly scheduled meeting on July 13, 2023 was cancelled).

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

CONSENT AGENDA

2. 13996 Confirm Execution of a Memorandum or Short Form of Lease Agreement with Erickson Holdings, LLC

The Authority voted to confirm execution of a Memorandum or Short Form of Lease

Agreement with Erickson Holdings, LLC for the hangar and associated property located at 116 West Aviation Way.

RESULT: **CONFIRMED [UNANIMOUS]**
MOVER: Hank Moody, Vice-Chairman
SECONDER: Lee Moody, Secretary
AYES: Joe Rutkiewicz, Hank Moody, Lee Moody
ABSENT: Janice Laws Robinson, Edward Davidson

3. 13998 Confirm Execution of an Assumption and Amendment to Lease Agreement from Edward Ramsey, LLC to Corporate Aircraft Solutions, LLC

The Authority voted to confirm execution of an Assumption and Amendment to Lease Agreement from Edward Ramsey, LLC to Corporate Aircraft Solutions, LLC.

RESULT: **CONFIRMED [UNANIMOUS]**
MOVER: Hank Moody, Vice-Chairman
SECONDER: Lee Moody, Secretary
AYES: Joe Rutkiewicz, Hank Moody, Lee Moody
ABSENT: Janice Laws Robinson, Edward Davidson

SUPPLEMENTAL AGENDA

Motion To: **Supplemental Agenda Items**

The Authority voted to approve the addition of one (1) Supplemental Agenda item for discussion.

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

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

4. 13997 Request Approval/Execution of a Grant of Temporary Easement with Pilot Travel Centers, LLC

Airport Manager Calvin Walker explained that Pilot Travel Centers, LLC desires to decommission the sanitary sewer system contemplated by the current Lease with the Airport Authority dated November 2, 2000, and to install a force main sewer to connect Pilot's adjacent property to public sewer. They have requested a Grant of Temporary Easement to conduct any activities reasonably necessary to facilitate the installation of a sanitary sewer pump station on Pilot's adjacent property and to remove certain existing wastewater treatment infrastructure from the Airport Authority's property. Pilot Travel Centers, LLC has submitted FAA Form 7460 for Proposed Construction on Airport property, but the proposal has not yet been evaluated and determined by the Federal Aviation Administration (FAA).

In response to questions from Member H. Moody, Mr. Walker explained that the project

will not affect any of the approaches and will not require a Notice to Air Missions (NOTAMs) to be advertised.

The Authority voted to execute a Grant of Temporary Easement with Pilot Travel Centers, LLC associated with the installation of a sanitary sewer pump station on Pilot Travel Centers adjacent property and removal of certain existing wastewater treatment infrastructure from the Airport Authority's property.

RESULT:	EXECUTED [UNANIMOUS]
MOVER:	Hank Moody, Vice-Chairman
SECONDER:	Lee Moody, Secretary
AYES:	Joe Rutkiewicz, Hank Moody, Lee Moody
ABSENT:	Janice Laws Robinson, Edward Davidson

UPDATES FOR THE AUTHORITY

5. 13951 Update from the Airport Manager

Airport Manager Walker provided updates regarding the following:

- Goins T-hangar project
- Fight school project
- July 2023 financials

In response to questions from the Authority, Mr. Walker explained that he is exploring options for the office space currently utilized by the flight school and would like to attract a rental car company or another flight school. Also, the larger box hangar planned as part of the Goins project may change to T-hangars, and if plans do change, he will present updated information for the Authority's consideration at a future meeting.

RESULT:	ACCOMPLISHED
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6. 13952 Update from the Airport Sponsor

There were no updates from the Airport Sponsor.

RESULT:	ACCOMPLISHED
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7. 13953 Update from the Airport Engineer

Airport Engineer Phil Eberly provided a brief update regarding the following:

- Airport security fencing project
- Tentative allocation letters for the apron project and land acquisition funding
- Attendance at joint GDOT/FAA summer meetings

Mr. Eberly fielded questions from the Authority regarding grant funds, designs for the ramp project, whether additional Environmental Assessments (EA) are required, terminal design, and potential project start date.

In response to questions from Assistant Administrator Eddie Whitlock, Mr. Eberly explained that he will schedule meetings with County staff next week to update unit prices, and when the State receives and agrees to the new unit prices they will write the contract. In addition, when the maintenance overlay on the runway is completed it will match the strength of the new apron and will include new fillets

that meet FAA criteria.

RESULT: ACCOMPLISHED

SUPPLEMENTAL ITEMS

8. 14019 Request Approval/Execution of a Memorandum of Lease and a Lease Mortgage for Corporate Aircraft Solutions, LLC

Chairman Rutkiewicz explained that Edward Ramsey, LLC is assigning the land lease for the hangar located at 28 Dale Pepper Drive to Corporate Aircraft Solutions, LLC. The financing institution has requested that the Authority approve a Memorandum of Lease and a Lessee Request to Mortgage and Pledge (Lease Mortgage).

The Authority voted to execute a Memorandum of Lease and Lessee Request to Mortgage and Pledge (Lease Mortgage) for Corporate Aircraft Solutions, LLC associated with the hangar located at 28 Dale Pepper Drive.

RESULT: EXECUTED [UNANIMOUS]
MOVER: Hank Moody, Vice-Chairman
SECONDER: Lee Moody, Secretary
AYES: Joe Rutkiewicz, Hank Moody, Lee Moody
ABSENT: Janice Laws Robinson, Edward Davidson

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 purposes of discussing a real estate issue.

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

Airport Engineer Phil Eberly and Lead Edge Design Engineer Whitney Eberly were also in attendance.

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

ADJOURNMENT

Motion To: **Adjourn**

The Authority voted to adjourn the meeting.

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