



Newnan-Coweta County Airport Authority

Regular Meeting Session

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

Fran Collins
770.254.2601

Thursday, July 28, 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	Present	
Janice Laws Robinson	Authority Member	Late	9:02 AM
Edward Davidson	Authority Member	Remote	
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 Thursday, July 28, 2022.

Meeting Called to Order

Chairman Rutkewic called the meeting to order at 9:00 a.m. and explained that Authority Member Edward Davidson would be participating via teleconference (as allowed in O.C.G.A. § 50-14-1) because he was outside the jurisdiction of Coweta County.

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

APPROVAL OF THE MINUTES

1. Minutes of Thursday, June 30, 2022

The Authority voted to approve the minutes from the Regular Meeting Session held on June 30, 2022.

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

2. Minutes of Friday, July 15, 2022

The Authority voted to approve the minutes from the Called Meeting/Regular Meeting Session held on July 15, 2022.

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

CONSENT AGENDA

3. 13225 Confirm Execution of a Standard Land Lease Agreement with Robert M. Kasper Associated with Property Located at 112 West Aviation Way

The Authority voted to confirm execution of a standard land lease agreement with Robert Michael Kasper associated with property located at 112 West Aviation Way.

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

4. 13226 Confirm Execution of a Standard Land Lease Agreement with Twin Aircraft Engines, LLC for Property Located at 350 West Aviation Way

The Authority voted to confirm execution of a standard land lease agreement with Twin Aircraft Engines associated with property located at 350 West Aviation Way.

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

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

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.

NEW BUSINESS

5. 13228 Request Approval of the Sale of Hangar and Assignment of Existing Lease Associated with 49 East Aviation Way

Airport Manager Calvin Walker explained that Mr. Richard Ferry from Brent Scarborough and Company was in attendance to field any questions that the Authority might have regarding the sale of the hangar located at 49 East Aviation Way. He further explained that Brent Scarborough and Company wishes to sell the hangar and assign the associated lease to ODR Holdings, LLC.

In response to questions from Chairman Rutkiewicz, Mr. Stan Thomas explained that he represents ODR Holdings, LLC, he will be purchasing the hangar and assuming the associated lease. He also explained that he does not currently own an aircraft but has a contract on one (Tail # N22ST), and the hangar will be utilized for aviation purposes.

The Authority voted to approve the sale of the hangar located at 49 East Aviation Way and to approve the assignment of the existing lease to ODR Holdings, LLC.

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

6. 13213 Request Approval/Execution of Task Order # 16 with Lead Edge Design Group, Inc Associated with Runway Strength Pavement Evaluation

Airport Manager Walker explained that staff requested a Task Order from Lead Edge Design to perform some core samples of Runway 1533 for a strength analysis. Many aircraft operators are reticent to utilize the Airport given concerns about the strength of the runway. Additionally, the airport is anticipating heavier corporate jet aircraft with the relocation of the headquarters of an aviation maintenance and management company.

Mr. Phil Eberly, Lead Edge Design, explained that this study will allow proper analysis of the Airport's runway strength in preparation for a runway resurfacing and strengthening project scheduled in the Airport Capital Improvement Plan (ACIP) for FY 2024.

In response to questions from Authority member H. Moody, Mr. Eberly explained that the runway will be closed for as short of a time as possible, that two (2) core samples will be taken from within the 3,340-foot original runway area, and one (1) core sample will be taken from each of the runway extension areas. The information gathered from testing will allow the overlay depth to be varied in order to obtain the universal strength requirement, make up for any deficiencies that are present, and provide confidence to aircraft operators that they may take on as much fuel as they want.

In response to questions from Authority member Davidson, Mr. Eberly explained that testing will not improve funding capability from the Federal Aviation Authority (FAA) or the Georgia Department of Transportation (GDOT); however, it will allow for a precise request as to what is necessary to get runway strength up to requirements. In this case, the Airport will be requesting more than a standard 2-inch maintenance overlay in areas that require more strengthening. Secondly, downside risks of finding underpayment issues are always part of the process and under grant assurances it is the Airport's responsibility to fix those if identified. If damage is caused by someone landing without checking with Airport staff, repair of such damage would be their responsibility. Mr. Eberly emphasized that there have not been any signs of issues with the main part of the runway constructed in the 1960s and the expansion runways have been constructed to current standards.

The Authority voted to execute Task Order # 16 with Lead Edge Design Group, Inc in the

amount of \$25,000 associated with a runway pavement strength evaluation (FY22 budget).

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

UPDATES FOR THE AUTHORITY

7. 13181 Update from the Airport Manager

Airport Manager Walker discussed proposed new signage and way finders for the FBO and businesses at the airport.

Member H. Moody pointed out that the future FBO will be located on the east side of the airport and may be confusing since the current terminal is located on the west side of the airport.

Mr. Walker explained that two (2) non-airworthy aircraft have recently been removed from the airfield.

In response to questions from the Authority, Mr. Walker explained that there are four (4) or five (5) non-airworthy aircraft remaining that require removal.

Mr. Walker suggested that based on current inflation, the Authority may wish to consider placing a cap on new lease terms not to exceed 2%.

Chairman Rutkiewicz explained that it is beneficial to begin discussions regarding a cap on lease rates because of inflation and he will work with Airport Manager Walker on the issue.

Member H. Moody explained that rate adjustments can be made every three (3) years.

Attorney Lee explained that he frequently receives calls regarding the purchase of non-airworthy aircraft and that they cannot be sold, just removed from the airport.

RESULT: **ACCOMPLISHED**

8. 13067 Update from the Airport Sponsor

County Administrator Michael Fouts indicated that there were no updates to be presented.

RESULT: **NO ACTION TAKEN**

9. 13183 Update from the Airport Engineer

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

- WarDaddy hangar
- Land acquisition
- Fencing project
- GDOT meetings attended

RESULT: **ACCOMPLISHED**

SUPPLEMENTAL/NON- AGENDA ITEMS

10. 13237 Request Approval of the Sale of Hangars and Property and Execution of a Standard Land Lease Agreement Associated with 95 East Aviation Way

Airport Consultant Dale Pepper explained that Ms. Roberta Shields, KBA Properties, LLC, has confirmed their intent to purchase hangars and associated property located at 95 East Aviation Way from Hale Aircraft Real Estate, LLP (former Falcon Aviation property). KBA Properties, LLC, has agreed to a standard 30-year lease agreement with two (2) 5-year lease renewal options at the current rate of \$0.30 per square foot. He requested that the Authority approve the sale of the hangars and property located at 95 East Aviation Way and authorize the Chairman to execute associated documents.

In response to a question from Member L. Moody, Mr. Pepper explained that KBA Properties will utilize the hangars for storage of multiple aircraft, including a Falcon 900 corporate jet. In addition, KBA Properties LLC will be purchasing fuel from the Airport, which will significantly increase fuel sales.

County Administrator Michael Fouts explained that the Development Authority provided an incentive to Hale Aircraft Real Estate, LLP for locating at the Airport. This was tied to job creation and clawback provisions need to be reviewed. The issue is not related to this transaction, but he wanted to make the Authority aware of the incentive.

In response to a question from Authority Member H. Moody, Airport Manager Walker explained that Hale Aircraft Real Estate, LLP is current on rental payments.

Chairman Rutkiewicz recognized Mr. Pepper for his hard work over the past few months and during negotiations with Ms. Shields.

The Authority voted to approve the sale of hangars and property located at 95 East Aviation Way from Hale Aircraft Real Estate, LLP to KBA Properties, LLC, and to authorize the Chairman to execute the associated standard land lease agreement with KBA Properties, LLC, contingent upon final legal review.

RESULT:	EXECUTED [UNANIMOUS]
MOVER:	Joe Rutkiewicz, Chairman
SECONDER:	Hank Moody, Vice-Chairman
AYES:	Rutkiewicz, Moody, Moody, Laws Robinson, 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.

ADJOURNMENT

Motion To: **Adjourn**

The Authority voted to adjourn the meeting.

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