



# Newnan-Coweta County Airport Authority

Regular Meeting Session

~ Agenda ~

115 Airport Road  
Newnan, GA 30263  
[www.coweta.ga.us](http://www.coweta.ga.us)

Fran Collins  
770.254.2601

Thursday, March 24, 2022

9:00 AM

Commission Chambers

## Call to Order

Attendee Name	Present	Absent	Late	Arrived
Chairman Joe Rutkiewicz	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Vice-Chairman Hank Moody	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Secretary Lee Moody	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Authority Member Alan Starr	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Authority Member Janice Laws Robinson	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Airport Manager Calvin Walker	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Assistant Airport Manager Nate Schattner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Attorney Nathan Lee	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Airport Engineer Phil Eberly	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Clerk Fran Collins	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Meeting Called to Order

Notification of Location of Rules

## REGULAR SESSION

### APPROVAL OF THE MINUTES

1. Thursday, February 24, 2022

### CONSENT AGENDA

2. Confirm Execution of Underground Easement Agreements with Georgia Power Associated with Construction of Two New Hangars

### SUPPLEMENTAL AGENDA

### PUBLIC COMMENTS-ITEMS ON THE AGENDA

### UNFINISHED BUSINESS

### NEW BUSINESS

3. Request Approval of a Task Order for Airport Terminal Site Environmental Assessment (EA)
4. Request Approval of a Task Order Associated with Terminal Building Design

### UPDATES FOR THE AUTHORITY

5. Update from the Airport Manager
6. Update from the Airport Engineer

**SUPPLEMENTAL ITEMS**

**PUBLIC COMMENTS-ITEMS NOT ON THE AGENDA**

**EXECUTIVE SESSION - In accordance with O.C.G.A. 50-14-4**

**REGULAR SESSION**

**AFFIDAVIT**

**ADJOURNMENT**

**As set forth in the Americans with Disabilities Act of 1992, the Coweta County government does not discriminate on the basis of disability and will assist citizens with special needs given proper notice (seven working days). For more information, please contact ADA Coordinator Tom Corker at 770.254.2608.**



## **Airport Authority**

**To:** Newnan-Coweta County Airport Authority

**From:** Calvin Walker, Airport Manager

**Date:** 3/15/2022

**RE:** **Underground Easement Agreements with Georgia Power Associated with Construction of Two New Hangars**

**Issue:** Underground Easement Agreements with Georgia Power Associated with Construction of Two New Hangars

**Discussion:** Staff is currently working on a project to prepare the building sites for two (2) new hangars at the Newnan-Coweta County Airport. Utilities for these new buildings will be provided by Georgia Power. In order to install the underground cabling, conduits, and transformer equipment beyond publicly owned right-of-way, Georgia Power requires an easement to allow their forces to enter the property for the installation and maintenance of the lines and equipment.

### **FINANCIAL IMPACT:**

Budget not affected

**08/26/21 123457 - Airport Authority** **(\$233,750.00)**

Full Cost; Local Share - \$23,375

**Recommendation:** Staff recommends that the Authority confirm execution of Underground Easement Agreements with Georgia Power associated with construction of two new hangars.

After recording, return to:  
Georgia Power Company  
Attn: Land Acquisition (Recording)  
241 Ralph McGill Blvd NE  
Bin 10151  
Atlanta, GA 30308-3374

-----  
PROJECT 2022020242      LETTER FILE                      DEED FILE                      MAP FILE  
ACCOUNT NUMBER      10549137-GPC9596-VBS-0  
NAME OF LINE/PROJECT: 50 NATION DR / (COWETA COUNTY) DISTRIBUTION LINE  
  
PARCEL NUMBER 001  
-----

STATE OF GEORGIA  
COWETA COUNTY

**U N D E R G R O U N D   E A S E M E N T**

For and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid by GEORGIA POWER COMPANY, a Georgia corporation (the "Company"), the receipt and sufficiency of which are hereby acknowledged, **NEWMAN-COWETA COUNTY AIRPORT AUTHORITY** (the "Undersigned", which term shall include heirs, successors and/or assigns), whose mailing Address is **50 Nation Dr., Newnan, GA 30263**, does hereby grant and convey to the Company, its successors and assigns, the right, privilege and easement to go in, upon, along, across, under and through the Property (as defined below) for the purposes described herein.

The "Property" is defined as that certain tract of land owned by the Undersigned at **50 NATION DR., NEWMAN, GA 30263** (Tax Parcel ID No. **089 2091 013**) in Land Lot **91** of the **2** District of **Coweta** County, Georgia.

The "Easement Area" is defined as any portion of the Property located (a) within ten (10) feet of the centerline of the underground distribution line(s) as installed in the approximate location(s) shown on "Exhibit A" attached hereto and made a part hereof, and (b) within ten (10) feet from each side of any related above-ground equipment and facilities, including without limitations cubicles, transformers and service pedestals, as installed in the approximate location(s) shown in "Exhibit A".

The rights granted herein include and embrace the right of the Company to construct, operate, maintain, repair, renew and rebuild continuously upon and under the Easement Area its lines for transmitting electric current with wires, transformers, service pedestals, manholes, conduits, cables and other necessary apparatus, fixtures and appliances; the right to stretch communication or other

*Handwritten initials*

-----  
PARCEL 001

NAME OF  
LINE/PROJECT:

50 NATION DR / (COWETA COUNTY) DISTRIBUTION LINE  
-----

lines of any other company or person under the Easement Area; the right to assign this Underground Easement in whole or in part; the right at all times to enter upon the Easement Area for the purpose of inspecting said lines and/or making repairs, renewals, alterations and extensions thereon, thereunder, thereto or therefrom; the right to cut, trim, remove, clear and keep clear of said underground lines, transformers, fixtures, and appliances all trees and other obstructions that may in the opinion of the Company now or hereafter in any way interfere or be likely to interfere with the proper maintenance and operation of said underground lines, transformers, fixtures, and appliances; the right of ingress and egress over the Property to and from the Easement Area; and the right to install and maintain electrical and communication lines and facilities to existing and future structure(s) within the Easement Area under the easement terms provided herein. Any timber cut on the Easement Area by or for the Company shall remain the property of the owner of said timber.

The Undersigned does not convey any land, but merely grants the rights, privileges and easements hereinbefore set out.

The Company shall not be liable for or bound by any statement, agreement or understanding not herein expressed.

[Signature(s) on Following Page(s)]





After recording, return to:  
Georgia Power Company  
Attn: Land Acquisition (Recording)  
241 Ralph McGill Blvd NE  
Bin 10151  
Atlanta, GA 30308-3374

-----  
PROJECT 2022020242      LETTER FILE      DEED FILE      MAP FILE  
ACCOUNT NUMBER 10549137-GPC9596-VBS-0  
NAME OF LINE/PROJECT: 50 NATION DR / (COWETA COUNTY) DISTRIBUTION LINE  
  
PARCEL NUMBER 002  
-----

STATE OF GEORGIA  
COWETA COUNTY

**U N D E R G R O U N D   E A S E M E N T**

For and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid by GEORGIA POWER COMPANY, a Georgia corporation (the "Company"), the receipt and sufficiency of which are hereby acknowledged, **THE COWETA COUNTY AIRPORT AUTHORITY** (the "Undersigned", which term shall include heirs, successors and/or assigns), whose mailing Address is **45 E. Aviation Way, Newnan, GA 30263-7107**, does hereby grant and convey to the Company, its successors and assigns, the right, privilege and easement to go in, upon, along, across, under and through the Property (as defined below) for the purposes described herein.

The "Property" is defined as that certain tract of land owned by the Undersigned at **E. AVIATION WAY, NEWNAN, GA 30263** (Tax Parcel ID No. **089 2090 002**) in Land Lot **90, 91, 102** of the **2** District of **Coweta** County, Georgia.

The "Easement Area" is defined as any portion of the Property located (a) within ten (10) feet of the centerline of the underground distribution line(s) as installed in the approximate location(s) shown on "Exhibit A" attached hereto and made a part hereof, and (b) within ten (10) feet from each side of any related above-ground equipment and facilities, including without limitations cubicles, transformers and service pedestals, as installed in the approximate location(s) shown in "Exhibit A".

The rights granted herein include and embrace the right of the Company to construct, operate, maintain, repair, renew and rebuild continuously upon and under the Easement Area its lines for transmitting electric current with wires, transformers, service pedestals, manholes, conduits, cables and other necessary apparatus, fixtures and appliances; the right to stretch communication or other

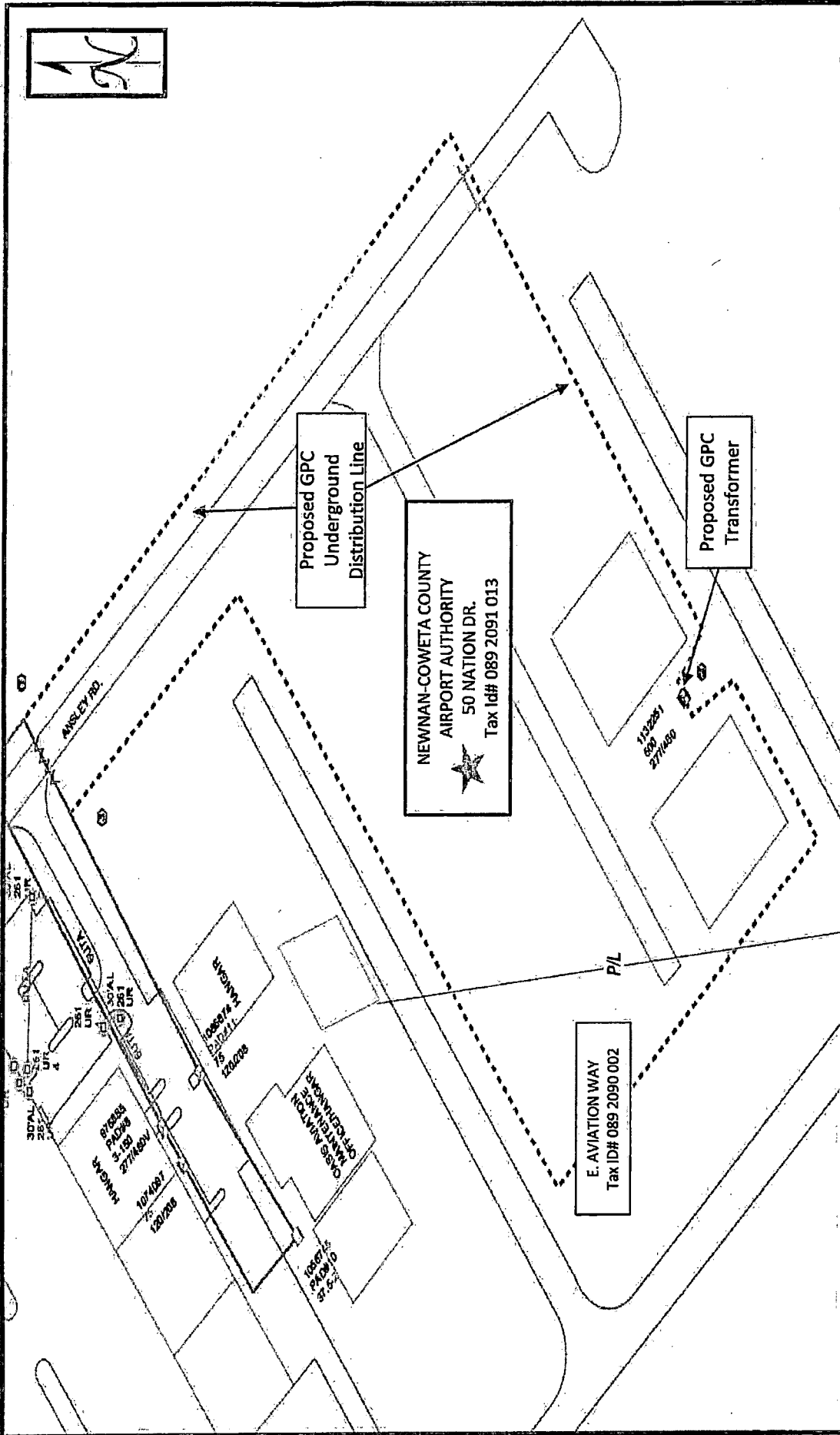
Attachment: 2022.Underground Easement Agreements.Georgia Power (12896 : Underground Easement Agreements with Georgia Power - Two







# EXHIBIT "A"



**Georgia Power**  
 Environmental & Natural Resources

**Parcel 001**  
 DRAWING NOT TO SCALE

**50 NATION DR.  
 (COWETA COUNTY)  
 DISTRIBUTION LINE  
 LIMS # 2022020242  
 Work Location(s): 1-2**

*1/2 JLR*



## **Airport Authority**

**To:** Newnan-Coweta County Airport Authority

**From:** Calvin Walker, Airport Manager

**Date:** 3/21/2022

**RE:** Task Order for Airport Terminal Site Environmental Assessment (EA)

---

**Issue:** Funding for Airport Terminal Site Environment Assessment (EA)

**Discussion:** The current terminal building has been identified by the Georgia Department of Transportation (GDOT) as an obstruction to the primary surface of the Airport's runway. To ensure the safety of the airfield, Coweta County has been tasked with removal of all obstructions listed in GDOT's biannual airport inspection. Furthermore, the existing terminal and apron area are outdated and inadequate to accommodate the current traffic the airport receives.

Additionally, potential tenants have been in contact with Airport staff to construct additional hangars to the southeast of the proposed terminal site. Engineering and site work must be completed for the new terminal and apron area in order for these subsequent projects to proceed.

Having the project designed and bid will allow the Authority to apply for Bipartisan Infrastructure Law (BIL) funding in the next fiscal year to begin site work and construction of the new terminal building.

### **FINANCIAL IMPACT:**

TBD

**Recommendation:** Staff recommends approval of a Task Order with Lead Edge Design Group for the Airport Terminal Site Environmental Assessment (EA).



## **Airport Authority**

**To:** Newnan-Coweta County Airport Authority

**From:** Calvin Walker, Airport Manager

**Date:** 3/21/2022

**RE:** Task Order Associated with Terminal Building Design

---

**Issue:** Task Order Associated with Terminal Building Design

**Discussion:** Joseph Gardner, Principal Architect with the firm Gardner, Spencer, Smith, Tench & Jarbeau has presented the Authority with a task order for the design of a new terminal building to be located on the east side of the Airport. In addition to being obsolete for the Airport's present needs, the current terminal is an obstruction violating the Airport's Primary Surface and must be removed per the GDOT Airport Inspection conducted on behalf of the Federal Aviation Administration. The Newnan-Coweta County Airport Authority would qualify for Bipartisan Infrastructure Law (BIL) funding for the construction of the proposed terminal provided that the terminal has been designed and bid.

### **FINANCIAL IMPACT:**

TBD

**Recommendation:** Staff recommends approval of a Task Order with Gardner, Spencer, Smith, Tench & Jarbeau associated with Airport Terminal Building Design so that the Airport can meet the required deadlines to qualify for BIL funding next fiscal year.

**Newnan-Coweta County Airport Authority**

115 Airport Road  
Newnan, GA 30263

**SCHEDULED**

Meeting: 03/24/22 09:00 AM  
Department: Airport Authority  
Category: Notification/Update  
Prepared By: Fran Collins  
Initiator: Calvin Walker  
Sponsors:

**AIRPORT AUTHORITY - INFORMATIONAL ITEM (ID # 12886)**

DOC ID: 12886

## Update from the Airport Manager

Update from the Airport Manager

**Coweta County Airport Authority**  
**February 28, 2022**

	<u>Budget</u>	<u>Current</u>	<u>Year-To-Date</u>	<u>Balance</u>	<u>February 2021</u>
<b>Operating Revenues:</b>					
Cares	\$ -	\$ -		\$ -	
Appropriation	\$ 481,001	\$ 17,268	\$ 131,342	\$ 349,659	\$ 14,541
Fuel Sales	\$ 570,000	\$ 80,043	\$ 427,447	\$ 142,553	\$ 44,130
Rent/Lease Income	\$ 315,000	\$ 33,803	\$ 157,433	\$ 157,567	\$ 15,294
Other	\$ 1,450	\$ 473	\$ 4,307	\$ (2,857)	\$ 203
Total Operating Revenues	<u>\$ 1,367,451</u>	<u>\$ 131,587</u>	<u>\$ 720,530</u>	<u>\$ 646,921</u>	<u>\$ 74,168</u>
<b>Operating Expenses:</b>					
Cost of Sales:					
Fuel	\$ 600,000	\$ 62,502	\$ 341,015	\$ 258,985	\$ 33,325
Other	\$ 1,300	\$ 102	\$ 449	\$ 851	\$ 25
Credit Card Discounts	\$ 17,250	\$ 2,421	\$ 12,214	\$ 5,036	\$ 1,402
Salaries & Benefits	\$ 343,621	\$ 28,329	\$ 155,034	\$ 188,587	\$ 20,323
Insurance	\$ 8,500	\$ -	\$ 100	\$ 8,400	\$ -
Maintenance	\$ 63,750	\$ 5,813	\$ 23,162	\$ 40,588	\$ 1,870
Utilities	\$ 35,500	\$ 4,506	\$ 15,692	\$ 19,808	\$ 3,675
Contracted Services	\$ 2,500	\$ 85	\$ 85	\$ 2,415	\$ -
Other	\$ 18,050	\$ 1,794	\$ 7,026	\$ 11,024	\$ 849
Legal Fees	\$ 5,000	\$ 2,000	\$ 3,050	\$ 1,950	\$ -
**Capital under \$5,000		\$ -	\$ -	\$ -	\$ -
Total Operating Expenses	<u>\$ 1,095,471</u>	<u>\$ 107,552</u>	<u>\$ 557,827</u>	<u>\$ 537,644</u>	<u>\$ 61,468</u>
<b>Operating Income (Loss)</b>		<u>\$ 24,035</u>	<u>\$ 162,703</u>		
<b>Net Income Before Depreciation</b>		<u>\$ 24,035</u>	<u>\$ 162,703</u>		

\*\*These items do not meet the criteria for Capitalization

Attachment: 5 Feb FY22.Financial and Balance Sheet (12886 : Update from the Airport Manager)

**Coweta County Airport Authority**  
**Statement of Net Assets**  
**February 22, 2022**

1005	CASH - PETTY	\$172	
1011	CASH - OPERATING	\$181,418	
1032	ESCROW FUNDING ACCOUNT	\$1	
1060	CASH-PAYROLL	\$0	
1099	CONTRA CASH	(\$457,804)	
<b>TOTAL</b>	<b>CASH</b>	<b>(\$276,214)</b>	
1110	ACCOUNTS RECEIVABLE	\$37,709	
<b>TOTAL</b>	<b>RECEIVABLES</b>	<b>\$37,709</b>	
1151	DUE FROM OTHER FUNDS	\$0	
<b>TOTAL</b>	<b>DUE FROM OTHER FUNDS</b>	<b>\$0</b>	
1168	DUE FROM AIRPORT BOND	\$53,250	
<b>TOTAL</b>	<b>DUE FROM AIRPORT BOND</b>	<b>\$53,250</b>	
1187	DUE FROM ARP FUNDS	\$2,376	
<b>TOTAL</b>	<b>DUE FROM ARP FUNDS</b>	<b>\$2,376</b>	
1401	INVENTORY GASOLINE	\$53,397	
1450	PREPAID INSURANCE	\$0	
<b>TOTAL</b>	<b>DUE FROM OTHER GOVTS</b>	<b>\$53,397</b>	
1474	CASH - RETAINAGE	\$0	
<b>TOTAL</b>	<b>CASH</b>	<b>\$0</b>	
1501	SITES	\$1,028,673	
1510	SITE IMPROVEMENTS	\$18,398,855	
1511	ACC DEPREC - SITE IMPR	(\$6,136,439)	
1530	BUILDINGS	\$105,907	
1540	MACHINERY & EQUIPMENT	\$163,872	
1550	VEHICLES	\$32,359	
1560	CONSTRUCTION IN PROGRESS	\$43,148	
<b>TOTAL</b>	<b>CAPITAL ASSETS</b>	<b>\$13,636,376</b>	
<b>TOTAL</b>	<b>ASSETS</b>	<b>\$13,506,895</b>	
	<b>DEFERRED OUTFLOW</b>	<b>\$48,745</b>	
2050	ACCOUNTS PAYABLE	\$23,667	
<b>TOTAL</b>	<b>ACCOUNTS PAYABLE</b>	<b>\$23,667</b>	
2115	FICA TAXES PAYABLE	\$559	
2116	FMED TAXES PAYABLE	\$134	
<b>TOTAL</b>	<b>PAYROLL TAXES PAYABLE</b>	<b>\$692</b>	
2211	COUNTY PENSION PAYABLE	\$0	
2212	DEFINED CONTRIBUTION PLAN	\$454	
<b>TOTAL</b>	<b>OTHER DEDUCTIONS PAYABLE</b>	<b>\$454</b>	
2474	RETAINAGE PAYABLE	\$0	
<b>TOTAL</b>	<b>PAYABLE-RESTRICTED ASSETS</b>	<b>\$0</b>	
2708	NOTE PAYABLE-BB&T	\$0	
<b>TOTAL</b>	<b>BONDS PAYABLE</b>	<b>\$0</b>	
2901	DUE TO GENERAL FUND	\$237,825	
<b>TOTAL</b>	<b>DUE TO OTHER FUNDS</b>	<b>\$237,825</b>	
2951	ACCRUED PAYROLL	\$9,388	
2952	DEPOSITS	\$9,576	
2953	DUE TO OTHERS	\$0	
2955	COMPENSATED ABSENCES	\$45,191	
2956	WORKERS COMP PAYABLE	\$0	
2960	SALES TAX PAYABLE	\$5,982	
<b>TOTAL</b>	<b>OTHER LIABILITIES</b>	<b>\$70,137</b>	
2970	DEFERRED REVENUE	\$112,508	
<b>TOTAL</b>	<b>DEFERRED REVENUE</b>	<b>\$112,508</b>	
<b>TOTAL</b>	<b>LIABILITIES</b>	<b>\$445,283</b>	
	<b>DEFERRED INFLOW</b>	<b>\$367,813</b>	
<b>TOTAL</b>	<b>AIRPORT AUTHORITY NET ASSETS</b>	<b>\$12,742,543</b>	

Attachment: 5 Feb FY22.Financial and Balance Sheet (12886 : Update from the Airport Manager)



**Newnan-Coweta County Airport Authority**

115 Airport Road  
Newnan, GA 30263

**SCHEDULED**

Meeting: 03/24/22 09:00 AM  
Department: Airport Authority  
Category: Notification/Update  
Prepared By: Fran Collins  
Initiator: Calvin Walker  
Sponsors:

**AIRPORT AUTHORITY - INFORMATIONAL ITEM (ID # 12887)**

DOC ID: 12887

## Update from the Airport Engineer

Update from the Airport Engineer