



Newnan-Coweta County Airport Authority

Regular Meeting Session

~ Agenda ~

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

Fran Collins
770.254.2601

Friday, January 12, 2024

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 Edward Davidson	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Authority Member James Amey	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Meeting Called to Order

Notification of Location of Rules

REGULAR SESSION

FIRST OF THE YEAR BUSINESS

1. Beginning of the Year Appointments - Chairman, Vice-Chairman, Secretary, Counsel, and Clerk
2. Request to Set Meeting Dates and Times for 2024 and the Beginning of 2025
3. Adoption of Rules Governing Airport Authority Meetings

APPROVAL OF THE MINUTES

4. Friday, November 03, 2023

CONSENT AGENDA

5. Confirm Execution of an Underground Easement with Georgia Power Company

SUPPLEMENTAL AGENDA

PUBLIC COMMENTS-ITEMS ON THE AGENDA

NEW BUSINESS

6. Discussion of Airport Rates and Fees

UPDATES FOR THE AUTHORITY

7. Update from the Airport Manager
8. Update from the Airport Sponsor
9. 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 (48 hours). For more information, please contact ADA Coordinator Chuck Lee at 770.254.2608.



Airport Authority

To: Newnan-Coweta County Airport Authority

From: Calvin Walker, Airport Manager

Date: 12/29/2023

RE: Elect Officers and Appoint Authority Counsel and Authority Clerk for Calendar Year 2024

Issue: Appointments Necessary for Calendar Year 2024

Discussion: Election of a Chairman, Vice-Chairman, and Secretary to serve for calendar year 2024 as well as appointments of the Authority Attorney and Authority Clerk are necessary.

Recommendation: Staff recommends that the Authority take action on the following:

- Election of a Chairman to serve for calendar year 2024
- Election of a Vice-Chairman to serve for calendar year 2024
- Election of a Secretary to serve for calendar year 2024
- Appointment of Nathan Lee to serve as legal counsel for calendar year 2024
- Appointment of Fran Collins to serve as Authority Clerk for calendar year 2024



Airport Authority

To: Newnan-Coweta County Airport Authority

From: Calvin Walker, Airport Manager

Date: 12/27/2023

RE: Request to Set Meeting Dates and Times for 2024 and the Beginning of 2025

Issue: Set meeting dates and times for 2024 (and the beginning of 2025)

Discussion: It is necessary for the Authority to set the meeting dates and times for their Regular Meetings for calendar year 2024 (and the beginning of 2025).

** Please see attachment**

Recommendation: Staff recommends that the Authority adopt the meeting dates and times for calendar year 2024 (and January 2025).

**NEWNAN-COWETA COUNTY AIRPORT AUTHORITY
MEETING DATES
2024**

Airport Authority Meetings are held in the Commission Chambers located at 37 Perry Street (second floor), Newnan, GA 30263

January 12, 2024 (second Friday)	9:00 a.m.
February 16, 2024	9:00 a.m.
March 15, 2024	9:00 a.m.
April 19, 2024	9:00 a.m.
May 17, 2024	9:00 a.m.
June 21, 2024	9:00 a.m.
July 19, 2024	9:00 a.m.
August 16, 2024	9:00 a.m.
September 20, 2024	9:00 a.m.
October 18, 2024	9:00 a.m.
November 15, 2024	9:00 a.m.
December 20, 2024	9:00 a.m.
January 17, 2025	9:00 a.m.

Attachment: 2024.Meeting Dates (14172 : Set Meeting Dates and Times for 2024)



Airport Authority

To: Newnan-Coweta County Airport Authority

From: Calvin Walker, Airport Manager

Date: 12/29/2023

RE: Rules Governing Airport Authority Meetings

Issue: Rules governing the Regular Meeting Sessions of the Newnan-Coweta County Airport Authority

Discussion: It is necessary for the Authority to adopt the rules governing their Regular Meeting Sessions scheduled for 2024.

Recommendation: Staff recommends that the Authority adopt the current rules governing the Regular Meetings of the Newnan-Coweta County Airport Authority (initially adopted February 22, 2021 and effective February 23, 2021).

NEWNAN-COWETA AIRPORT AUTHORITY
RULES GOVERNING
REGULARLY SCHEDULED MEETINGS

The following rules are designed to promote a fair and open process for the Newnan-Coweta Airport Authority meetings.

Section 1 – General

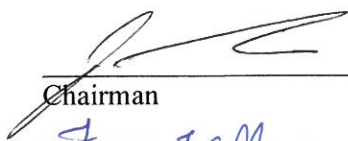
- 1.1 The location of the Rules Governing the Regular Meetings will be announced at the beginning of each meeting.
- 1.2 The Authority will follow Robert’s Rules of Order with the legal counsel serving as Parliamentarian.


Section 2 – Agenda

- 2.1 In coordination with the Airport Manager, Clerk, and Authority Members, the Chairman shall establish the meeting agenda for regularly scheduled meetings.
- 2.2 The Chairman shall recognize any Authority Member wishing to bring forth an issue not on the agenda. If the issue is determined by the Authority to be pertinent, the Authority shall vote to add the item to the Supplemental Agenda. However, in no circumstance shall policy changing issues be included on the Supplemental Agenda unless immediate action is necessary as determined by the Chairman, Airport Manager, or legal counsel.

Section 3 – Public Comments

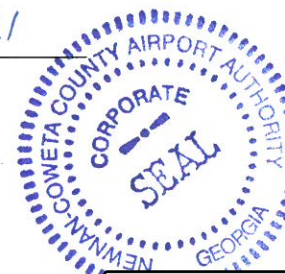
- 3.1 The **Public Comments Regarding Items on the Agenda** section of the Agenda is intended to allow audience members to comment on matters for discussion before the Authority. The **Public Comments Regarding Items Not on the Agenda** section of the Agenda is intended to allow audience members to comment on matters not on the final agenda.
- 3.2 At the appropriate time in the meeting, the Chairman will call for those wishing to address the Board. Comments will be heard regarding items on the agenda prior to a decision by the Authority.
- 3.3 Each audience member interested in addressing the Authority shall stand. The Chairman will ask the audience member to approach the microphone and state their name and address for the Clerk to record into the official minutes. **Each speaker is limited to three (3) minutes per issue.**
- 3.4 Every speaker will be respectfully heard by the Authority without public display or approval or disapproval from the audience.
- 3.5 While everyone has the right to disagree, members of the audience that are continually disruptive to and disrespectful of the purpose of the meeting, participants in the meeting, and each other are politely and respectfully urged to refrain from their actions or shall be asked to leave the meeting.



 Chairman


 Clerk

 Date *February 22, 2021*



Attachment: 2021.Airport Authority Meeting Rules.Adopted 22 Feb 2021.Executed (14260 : Adoption of Rules Governing Airport Authority



Airport Authority

To: Newnan-Coweta County Airport Authority

From: Calvin Walker, Airport Manager

Date: 1/5/2024

RE: Underground Easement with Georgia Power Company

Issue: Underground Easement with Georgia Power Company

Discussion: Georgia Power Company has requested that the Airport Authority approve an underground easement to provide electricity to the T-hangar development by Avion GA, LLC currently under construction at 12 Dale Pepper Drive.

FINANCIAL IMPACT:

N/A

Recommendation: Staff recommends that the Airport Authority confirm execution of an Underground Easement with Georgia Power Company associated with providing electricity to the T-hangar development at 12 Dale Pepper Drive.

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

PROJECT 2023110285 LETTER FILE DEED FILE MAP FILE
ACCOUNT NUMBER 11047464-GPC9596-VBS-GP430E01123
NAME OF LINE/PROJECT: 12 DALE PEPPER 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, NEWNAN-COWETA COUNTY AIRPORT AUTHORITY (the "Undersigned", which term shall include heirs, successors and/or assigns), whose mailing Address is 115 Airport Rd. Box 2, 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 12 DALE PEPPER DR., NEWNAN, 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

Attachment: 2024.GeorgiaPowerUndergroundEasement.12DalePepperDr (14275 : Confirm Execution of an Underground Easement with Georgia

PARCEL 001

NAME OF
LINE/PROJECT:

12 DALE PEPPER 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)]

 PARCEL 001 NAME OF 12 DALE PEPPER DR / (COWETA COUNTY) /
 LINE/PROJECT: DISTRIBUTION LINE

IN WITNESS WHEREOF, the Undersigned has/have hereunto set his/her/their hand(s) and seal(s), this 5th day of January, 2024.

Signed, sealed and delivered in the presence of: NEWNAN-COWETA COUNTY AIRPORT AUTHORITY

Dale Pepper

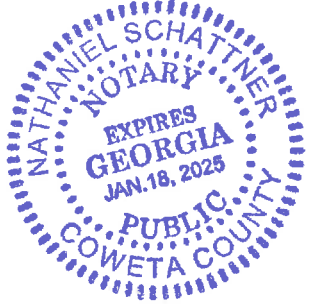
 Witness

By: [Signature] (SEAL)
 Name: Joseph Ruthin
 Title: Chairman

Nathaniel Schattner

 Notary Public

Attest: [Signature] (SEAL)
 Name: John & Moody
 Title: Secy

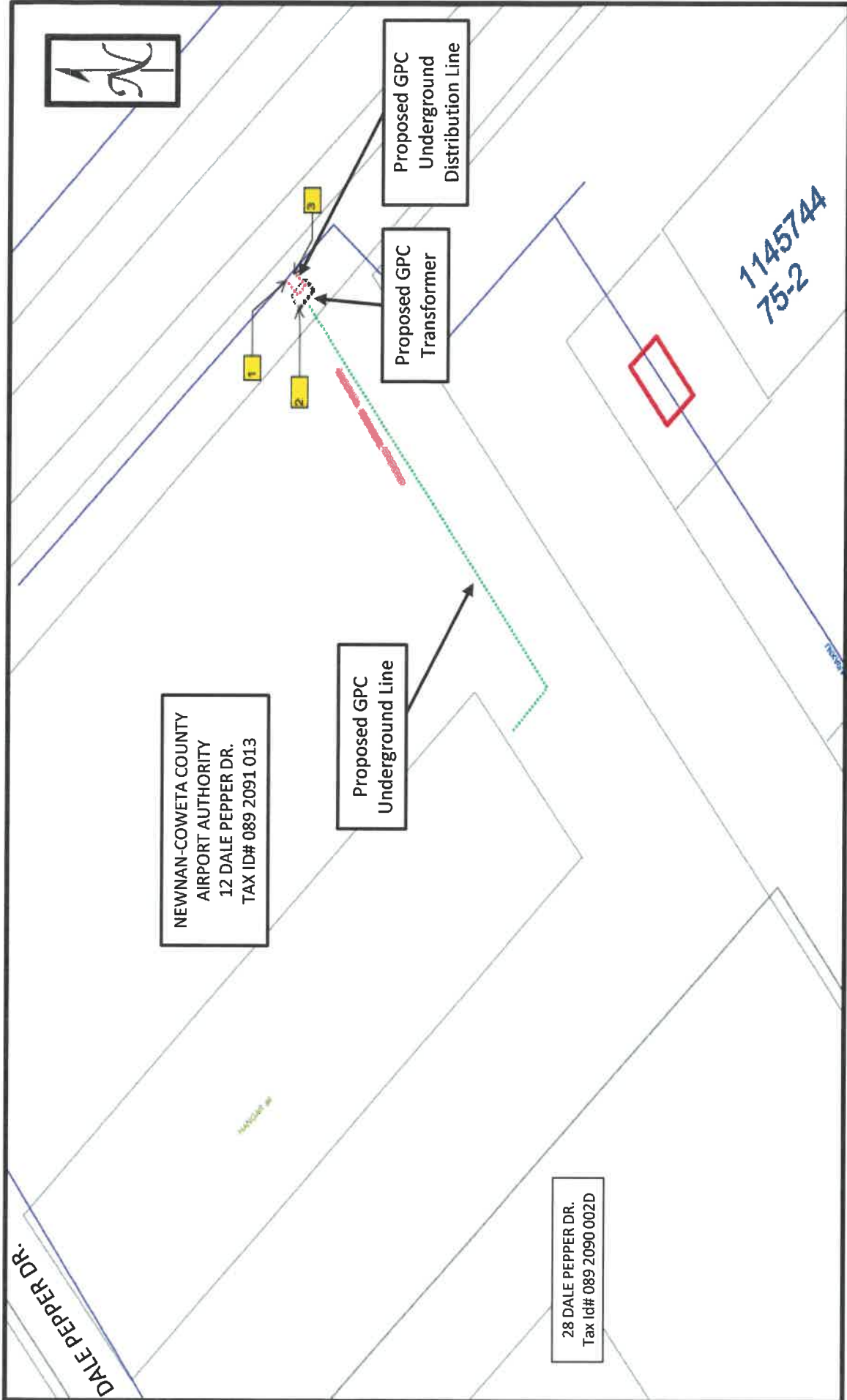


[CORPORATE SEAL]

Attachment: 2024. GeorgiaPowerUndergroundEasement.12DalePepperDr (14275 : Confirm Execution of an Underground Easement with Georgia

Initial *[Signature]*

EXHIBIT "A"



Parcel 001

Land Department

DRAWING NOT TO SCALE

**12 DALE PEPPER DR.
(COWETA COUNTY)
DISTRIBUTION LINE
LIMS # 2023110285
Work Location(s): 1-3**

**Newnan-Coweta County Airport Authority**

115 Airport Road
Newnan, GA 30263

SCHEDULED

Meeting: 01/12/24 09:00 AM
Department: Airport Authority
Category: Notification/Update
Prepared By: Nate Schattner
Initiator: Calvin Walker
Sponsors:

DOC ID: 14276

AIRPORT AUTHORITY - INFORMATIONAL ITEM (ID # 14276)

Discussion of Airport Rates and Fees

Airport Authority Member Ed Davidson will present an analysis benchmarking the rates and fees of the Newnan-Coweta County Airport to other similarly sized airports in the region. He will then make a recommendation to the Authority on a course of action.

FINANCIAL IMPACT:

TBD

ANALYSIS OF COMPETITIVE RATE STRUCTURES

Regional Area Airports With Less Than 200 Daily
Operations

NEWWINAN-COWETA
COUNTY AIRPORT

Background

- Existing pricing and rate structure at Newnan-Coweta County Airport has been in effect for several years
- The Airport Authority is concerned the current pricing and rates at CCO may not be competitive versus market rates at other area airports
- Less than market pricing and rates can result in the Airport generating less revenue for Coweta County than is the potential were rates to be closer to “market”
- An analysis was conducted to compare pricing and rates and provide the Authority with recommendations
- The following pricing/rates were subjected to analysis:
 - Tie-down
 - Small hangar
 - Medium hangar
 - Large hangar
 - Corporate hangar
 - Ground lease (pad rate)

Analysis Process

- Using 2022 data provided by Hanson Airport Engineering, the following airports were reviewed:

<u>Base Airport</u>	<u>Daily Operations</u>	<u>Location</u>
Newnan-Coweta County Airport	137	Newnan, GA

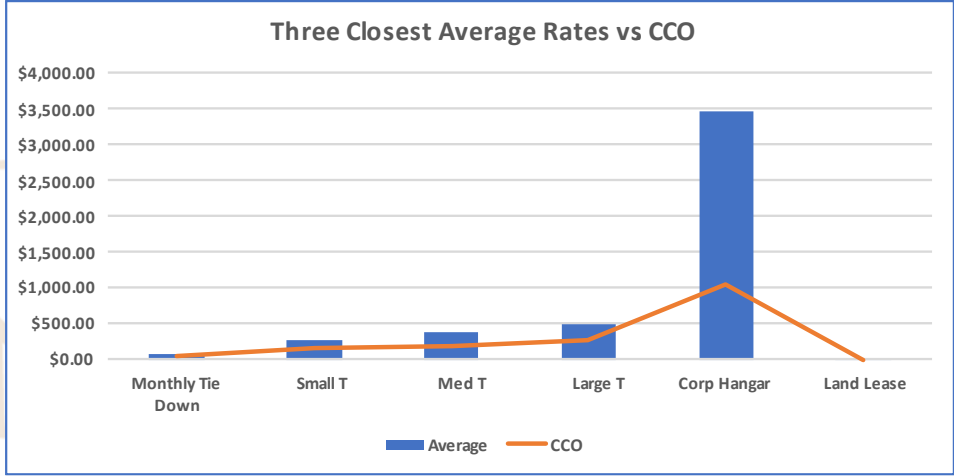
<u>Comparative Airports</u>	<u>Daily Operations</u>	<u>Location</u>
Atlanta Regional Airport (Falcon Field)	350	Peachtree City, GA
Richard B. Russell Regional Airport	180	Rome, GA
Athens-Ben Epps Airport	135	Athens, GA
Lee Gilmer Memorial Airport	109	Gainesville, GA
Cherokee County Airport	110	Ballground, GA
Tom B. David Airport	58	Calhoun, GA
LaGrange-Calloway Airport	38	LaGrange, GA
Paulding Northwest Atlanta Airport	50	Dallas, Ga

- Falcon Field was not included in the rate analysis as the daily operations were 155% higher than CCO
- Following three airports with daily operations as close to CCO as possible were included:
 - Richard B. Russell Airport 180 Daily ops 31% more than CCO
 - Athens-Ben Epps Airport 135 Daily ops Approximately equal to CCO
 - Lee Gilmer Memorial Airport 109 Daily Ops 20% less than CCO



Results (Executive Summary)

- Rates/pricing variance analysis indicates CCO well below competitive market rates at the airports with the closest daily operating levels
- Rate differences ranged from an average of 230% higher for a corporate hangar to 53% higher for tie-down rates
- Analysis data below:



	Daily A/C Operations	Facility	Rate/Mo	More than CCO	%	Less Than CCO	%
Averages - 3 Closest Daily Ops vs. CCO	141						
		Monthly Tie Down	\$69.00	\$24.00	53.33%		
		T-Hangar					
		Small	\$271.00	\$121.00	80.67%		
		Med	\$382.23	\$207.23	118.42%		
		Large	\$500.67	\$240.67	92.56%		
		Corp Hangar	\$3,469.67	\$2,419.67	230.44%		
		Land Lease	\$0.47	\$0.17	57.78%		

Recommendations (Executive Summary)

- Increase CCO pricing/rates for new (or renewal) contracts in steps over a three-year period as shown below
- Increases proposed results in CCO still having rate advantages over three closest daily operational airports by 2026 (against 2022 rates) but will substantially increase airport lease revenue over that period
- Year One (Jan 1, 2024)

Facility	Current Rate	New Rate	% Increase	2022 Average
Tie-down	\$45.00	\$49.50	10%	\$69.00
Small hangar	\$150.00	\$172.50	15%	\$271.00
Medium hangar	\$175.00	\$201.25	15%	\$382.00
Large hangar	\$260.00	\$299.00	15%	\$500.67
Corporate hangar	\$1,050.00	\$1,260.00	20%	\$3,469.67
Ground lease (pad)	\$.30	\$.36	20%	\$.47

Recommendations (Executive Summary)

- Year Two (Jan 1, 2025)

Facility	Current Rate	New Rate	% Increase	2022 Average
Tie-down	\$49.50	\$54.45	10%	\$69.00
Small hangar	\$172.50	\$198.38	15%	\$271.00
Medium hangar	\$201.25	\$231.44	15%	\$382.00
Large hangar	\$299.00	\$343.85	15%	\$500.67
Corporate hangar	\$1,260.00	\$1,638.00	30%	\$3,469.67
Ground lease (pad)	\$.36	\$.43	20%	\$.47

Recommendations (Executive Summary)

- Year Three (Jan 1, 2026)

Facility	Current Rate	New Rate	% Increase	2022 Average
Tie-down	\$54.45	\$62.61	15%	\$69.00
Small hangar	\$198.38	\$228.14	18%	\$271.00
Medium hangar	\$231.44	\$273.10	18%	\$382.00
Large hangar	\$343.85	\$405.74	18%	\$500.67
Corporate hangar	\$1,638.00	\$2,129.40	30%	\$3,469.67
Ground lease (pad)	\$.43	\$.47	10%	\$.47

Data Analysis Excel

ATL Area Airport Fee Analysis							
Airport	Daily A/C Operations	Facility	Rate/Mo	Fees			Remarks
				More than CCO	%	Less Than CCO	
Newnan-Coweta Co.	137	Monthly Tie Down	\$45.00				
		T-Hangar					
		Small	\$150.00				
		Med	\$175.00				
		Large	\$260.00				
		Corp Hangar	\$1,050.00				
		Land Lease	\$0.30				per S/F with CPI escalation every 3 years
Falcon Field/PTC Airport	350	Monthly Tie Down	\$72.50	\$27.50	61.11%		Average shown. M/E = \$66 & S/E = \$79
		T-Hangar					
		Small	\$450.00	\$300.00	200.00%		
		Med	\$537.00	\$362.00	206.86%		
		Large	\$700.00	\$440.00	169.23%		
		Corp Hangar	\$5,500.00	\$4,450.00	423.81%		Average shown for two hangars @ avg of 5,000 S/F
		Land Lease	\$0.57	\$0.27	90.00%		Cost per S/F shown 31 pads available
Richard Russell Regional	180	Monthly Tie Down	\$57.00	\$12.00	26.67%		
		T-Hangar					
		Small	\$276.00	\$126.00	84.00%		
		Med	\$302.68	\$127.68	72.96%		
		Large	\$415.00	\$155.00	59.62%		
		Corp Hangar	\$3,250.00	\$2,200.00	209.52%		approx. 13,000 S/F
		Land Lease	\$0.50	\$0.20	66.67%		Cost per S/F
Athens-Ben Epps Airport	135	Monthly Tie Down	\$75.00	\$30.00	66.67%		
		T-Hangar					
		Small	\$249.00	\$99.00	66.00%		
		Med	\$354.00	\$179.00	102.29%		
		Large	\$406.00	\$146.00	56.15%		
		Corp Hangar	\$4,500.00	\$3,450.00	328.57%		3 different rates averaged
		Land Lease	\$0.42	\$0.12	40.00%		Cost per S/F
Lee Gilmore Memorial	109	Monthly Tie Down	\$75.00	\$30.00	52.63%		
		T-Hangar					
		Small	\$288.00	\$138.00	50.00%		
		Med	\$490.00	\$315.00	104.07%		
		Large	\$681.00	\$421.00	101.45%		
		Corp Hangar	\$2,659.00	\$1,609.00	49.51%		Average of 4 sizes of hangar (5,550 S/F) @ \$5.75 per S/F per year
		Land Lease	\$0.50	0.20	66.67%		
Averages - All Airports vs. CCO	194	Monthly Tie Down	\$69.88	\$24.88	55.28%		
		T-Hangar					
		Small	\$315.75	\$165.75	110.50%		
		Med	\$420.92	\$245.92	140.53%		
		Large	\$550.50	\$290.50	111.73%		
		Corp Hangar	\$3,977.25	\$2,927.25	278.79%		
		Land Lease	\$0.50	\$0.20	65.83%		
Averages - 3 Closest Daily Ops vs. CCO	141	Monthly Tie Down	\$69.00	\$24.00	53.33%		
		T-Hangar					
		Small	\$271.00	\$121.00	80.67%		
		Med	\$382.23	\$207.23	118.42%		
		Large	\$500.67	\$240.67	92.56%		
		Corp Hangar	\$3,469.67	\$2,419.67	230.44%		
		Land Lease	\$0.47	\$0.17	57.78%		
		Facility	Average	CCO			
		Monthly Tie Down	\$69.00	\$45.00			
		Small T	\$271.00	\$150.00			
		Med T	\$382.23	\$175.00			
		Large T	\$500.67	\$260.00			
		Corp Hangar	\$3,469.67	\$1,050.00			
		Land Lease	\$0.47	\$0.30			

Attachment: Apt Rate Analysis v. CCO (14276 : Discussion of Airport Rates and Fees)



Newnan-Coweta County Airport Authority

115 Airport Road
Newnan, GA 30263

Meeting: 01/12/24 09:00 AM
Department: Airport Authority
Category: Notification/Update
Prepared By: Shannon Zerangue
Initiator: Calvin Walker
Sponsors:

SCHEDULED

AIRPORT AUTHORITY - INFORMATIONAL ITEM (ID # 14231)

DOC ID: 14231

Update from the Airport Manager

Update from the Airport Manager



Newnan-Coweta County Airport Authority

115 Airport Road
Newnan, GA 30263

Meeting: 01/12/24 09:00 AM
Department: Airport Authority
Category: Notification/Update
Prepared By: Shannon Zerangue
Initiator: Calvin Walker
Sponsors:

SCHEDULED

AIRPORT AUTHORITY - INFORMATIONAL ITEM (ID # 14230)

DOC ID: 14230

Update from the Airport Sponsor

Update from the Airport Sponsor



Newnan-Coweta County Airport Authority

115 Airport Road
Newnan, GA 30263

SCHEDULED

Meeting: 01/12/24 09:00 AM
Department: Airport Authority
Category: Notification/Update
Prepared By: Shannon Zerangue
Initiator: Calvin Walker
Sponsors:

DOC ID: 14229

AIRPORT AUTHORITY - INFORMATIONAL ITEM (ID # 14229)

Update from the Airport Engineer

Update from the Airport Engineer