



Newnan-Coweta County Airport Authority

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

Regular Session

Minutes

Shannon Zerangue
Fran Collins
770.254.2601

January 17, 2025

9:00 AM

**Commission Chambers
37 Perry Street
Newnan, GA 30263**

Newnan-Coweta County Airport Authority

Roll Call

Attendee Name	Title	Status
Joe Rutkiewicz	Chairman	Present
Hank Moody	Vice Chairman	Present
Lee Moody	Secretary	Present
Edward Davidson	Authority Member	Present
James Amey	Authority Member	Present
Calvin Walker	Airport Manager	Present
Nate Schattner	Assistant Airport Manager	Present
Nathan Lee	Attorney	Present
Carlene Blount	Office Manager	Present
Fran Collins	Deputy County Clerk	Present

The Newnan-Coweta County Airport Authority met in Regular Meeting Session on Friday, January 17, 2025.

Commission Chairman Bill McKenzie, County Administrator Michael Fouts, Public Works Administrator Tod Handley, and Airport Engineer Phil Eberly were also in attendance.

Meeting Called to Order

Chairman Rutkiewicz called the meeting to order at 9:03 a.m. and welcomed newly elected Chairman Bill McKenzie of the Coweta County Board of Commissioners to the meeting.

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

First of the Year Business

1. Beginning of the Year Appointments - Chairman, Vice-Chairman, Secretary, Counsel, and Clerk

Motion to: Appoint a Chairman

The Authority voted to appoint member Joe Rutkiewicz to serve as the Chairman for calendar year 2025.

RESULT: Passed (UNANIMOUS)

MOVER: Hank Moody

SECONDER: Edward Davidson

AYES: Joe Rutkiewicz, Hank Moody, Lee Moody, Edward Davidson, James Amey

Motion to: Appoint a Vice-Chairman

The Authority voted to appoint member Hank Moody to serve as the Vice-Chairman for calendar year 2025.

RESULT: Passed (UNANIMOUS)

MOVER: Joe Rutkiewicz

SECONDER: Edward Davidson

AYES: Joe Rutkiewicz, Hank Moody, Lee Moody, Edward Davidson, James Amey

Motion to: Appoint a Secretary

The Authority voted to appoint member Lee Moody to serve as the Secretary for calendar year 2025.

RESULT: Passed (UNANIMOUS)

MOVER: Joe Rutkiewicz

SECONDER: Hank Moody

AYES: Joe Rutkiewicz, Hank Moody, Lee Moody, Edward Davidson, James Amey

Motion to: Appoint Legal Counsel

The Authority voted to appoint Attorney Nathan Lee with the firm of Glover and Davis, PA to serve as Legal Counsel to the Airport Authority for calendar year 2025.

RESULT: Passed (UNANIMOUS)

MOVER: Hank Moody

SECONDER: Edward Davidson

AYES: Joe Rutkiewicz, Hank Moody, Lee Moody, Edward Davidson, James Amey

Motion to: Appoint the Clerk

The Authority voted to appoint Ms. Fran Collins to serve as the Clerk to the Airport Authority for calendar year 2025.

RESULT: Passed (UNANIMOUS)

MOVER: Hank Moody

SECONDER: Edward Davidson

AYES: Joe Rutkiewicz, Hank Moody, Lee Moody, Edward Davidson, James Amey

2. Request to Set Meeting Dates and Times for 2025 and Beginning of 2026

Motion to: Set Meeting Dates

The Board voted to set the following Authority meeting dates and times for calendar year 2025 and the beginning of 2026:

January 17, 2025	9:00 a.m.
February 21, 2025	9:00 a.m.
March 21, 2025	9:00 a.m.
April 18, 2025	9:00 a.m.
May 16, 2025	9:00 a.m.
June 20, 2025	9:00 a.m.
July 18, 2025	9:00 a.m.
August 15, 2025	9:00 a.m.
September 19, 2025	9:00 a.m.
October 17, 2025	9:00 a.m.
November 21, 2025	9:00 a.m.
December 19, 2025	9:00 a.m.
January 16, 2026	9:00 a.m.

RESULT: Passed (UNANIMOUS)

MOVER: Edward Davidson

SECONDER: Hank Moody

AYES: Joe Rutkiewicz, Hank Moody, Lee Moody, Edward Davidson, James Amey

3. Adoption of Rules Governing Airport Authority Meetings

Motion to: Adopt

The Authority voted to adopt the rules governing Airport Authority meetings for calendar year 2025.

RESULT: Passed (UNANIMOUS)

MOVER: Edward Davidson

SECONDER: Hank Moody

AYES: Joe Rutkiewicz, Hank Moody, Lee Moody, Edward Davidson, James Amey

Approval of Minutes

4. Request Approval of the Minutes from the Regular Meeting Session Held on December 20, 2024

Motion to: Approve

The Authority voted to approve the minutes from the Regular Meeting Session held on Friday, December 20, 2024.

RESULT: Passed (UNANIMOUS)

MOVER: Edward Davidson

SECONDER: Hank Moody

AYES: Joe Rutkiewicz, Hank Moody, Lee Moody, Edward Davidson, James Amey

Supplemental and/or Non-Agenda Items

There were no Supplemental or Non-Agenda items to be added for discussion.

Public Comments Regarding Items On the Agenda

Chairman Rutkiewicz called for comments regarding any items on the agenda. There were none.

New Business

Updates for the Authority

5. Update from the Airport Manager

Airport Manager Calvin Walker provided updates regarding the following:

- December financials
- Fuel sales
- Request for Proposals (RFP) for a fuel supplier

In response a question from Authority Member Hank Moody, Airport Manager Walker explained that jet fuel sales trended up by 40% after Ricky Ronig (WarDaddy Aviation) began operations and following the presidential election.

Airport Manager Walker explained that a Request for Proposals (RFP) for the Airport fuel supplier was published on the County's website as well as on the State procurement site and the closing date for submission is February 17, 2025. Authority members James Amey and Edward Davidson will be part of the selection committee, and an update will be provided at a future meeting. Important selection factors for a supplier include a diesel mechanic to assist with fuel trucks, software for fuel sales, and scheduling of aviation (AVgas) gas delivery.

In response to questions from Authority Member Davidson, County Administrator Michael Fouts explained that cybersecurity and understanding network connectivity of any software is important. He requested that any software be reviewed by the County Information Technology (I.T.) department to ensure it meets the County's current standards. It is not necessary that I.T be a part of the selection committee as long as they have reviewed the proposal prior to the Authority awarding the bid.

Airport Manager Walker explained that any new software will be similar to what is being utilized with the current fuel supplier, Titan Aviation Fuels (Titan).

In response to questions from the Authority, Airport Manager Walker explained that Titan has been unable to deliver AVgas in a timely manner because of a minimal number of trucks and drivers. However, there aren't any issues with jet fuel deliveries. Lastly, fuel trucks are owned by Titan, the County cannot service them, and diesel mechanics are difficult to find.

6. Update from the Airport Sponsor

Administrator Fouts explained that he does not have an update for the Authority, but as a representative of the Airport Sponsor (Coweta County), he is anxious for a resolution associated with the runway obstructions that Airport Manager Walker and Airport Engineer Phil Eberly have been working on. There has been correspondence with the Georgia Department of Transportation (GDOT) and there is a deadline to ensure that the obstructions are addressed. He requested more information to ensure the County is in line with the what the Authority has in mind.

7. Update from the Airport Engineer

Airport Engineer Phil Eberly provided an update regarding the following:

- Runway rehab plans (including direct access taxiways if funded)

Supplemental/Non-Agenda Items

There were no Supplemental or Non-Agenda items to be discussed.

Public Comments Regarding Items Not on the Agenda

Chairman Rutkiewicz called for comments regarding any items not on the agenda.

Mr. Tom Lake, Whites Pond Road, Moreland, addressed the Authority regarding a vacant lot situated between a set of five (5) box hangars located between 110 and 116 West Aviation Way. He and several of the other tenants have discussed the possibility of having a taxiway placed there because of the difficulty taxiing a large airplane in and out of the area. A taxiway in the area would make a huge difference and be a lot safer. He requested that the Authority consider placement of a taxiway in this area.

Chairman Rutkiewicz explained that he and Airport Manager Walker looked at the issue several years ago and again recently, but the Airport is under budget constraints. He would like to meet with Mr. Lake and the other tenants to explore any options. In addition, there are other aspects in that area he would like to see cleaned up as well.

In response to a question from Authority Member Hank Moody, Airport Engineer Eberly explained that the Authority could fund the project locally or request State funding during the November 5-year Capital Improvement Process (CIP). The taxiway would fit, but the issue is meeting the criteria for required setbacks. Those criteria do change frequently and can be reevaluated again. The Authority decided to use State discretionary funds as part of overall improvements to infrastructure and maintenance.

In response to a question from Board Member Hank Moody, Mr. Lake responded that to his knowledge there is not anyone committed to bringing in larger planes but he can discuss that with the other tenants.

Airport Manager Walker pointed out that the project was part of the 2017 CIP, and would have cost approximately \$200,000 but it was not a priority with the State. At the time, the project included correction of drainage issues, removal of power lines, and relocating some water lines.

Mr. Eberly explained that the Instrument Landing System (ILS) doubled the size of the primary setbacks and placed a focus on funding for a ramp on the other side of the

Airport. It also could be placed on the upcoming November CIP as a second year project. If the Authority wants to prioritize it for the first year, it would receive a tentative allocation letter in June or July, 2026 if funding were approved, then it would be designed and put out for bid. The County could provide in-kind funds depending on the size of the project.

Chairman Rutkiewicz explained that it could also be incorporated into the terminal project and there are other options to explore.

Mr. Ed Lyles, Golfview Drive, Newnan, addressed the Authority regarding the possibly of adding an awning or something similar for the planes parking on the ramp (monthly tiedown spaces) to protect them from deterioration caused by exposure to the weather and direct sunlight. Because there is a lack of available hangar space, he is requesting that the Authority consider some type of covering for those tiedowns. In addition, he would like for the Authority to consider having a food truck at the Airport on Fridays.

Chairman Rutkiewicz explained that several years ago someone proposed using Port-A-Port hangars on the tiedown ramp and would like to discuss the issue further with Mr. Lyles and Mr. Lake. Currently, there are budgetary constraints and the Authority is trying to maintain a balance between basic necessities such as a shade port hangar all the way up to a T-Hangars and County-owned hangars. There have been others that have expressed interest in vertical structures at the Airport.

Airport Manager Walker explained that a food truck Friday is a great idea and has been discussed, but in order to do so he would have to guarantee the sale of a certain number of plates and pay for the the number of plates not sold. He further explained that the issue of constructing shade ports for the tie-downs is funding, but an RFP could be done quickly if the Authority is interested in it. He has not priced what the addition of shade ports would cost but they are more expensive that one would think.

Mr. Eberly explained that it would be expensive but additional rent could offset the expense. It would reduce the number of tie-downs, not be a cash cow, and if there were an investor for a portion of the spaces, it would alienate the other tenants renting the exposed tie-downs. He can investigate adding it as an amenity and determine an estimated price point.

Board Member Davidson explained that when it has happened at other airports, they have lost about 20% of the tie-downs in order to put in the necessary infrastructure to support the canopy which also results in a reduction of revenue to the Authority.

Board Member Lee Moody explained that it would probably cost more than renting a T-hangar, however, he would like to put up a couple of rows and see what happens.

Chairman Rutkiewicz explained that there are options to make it more budget friendly and it will provide cover from weather and sun exposure.

Airport Manager Walker explained that he spoke to someone a year ago regarding reworking asphalt on the ramp, taking the first row of tie-downs on, and adding shade ports. At that time he was quoted rent of approximately \$150.00 per month.

Executive Session - In accordance with O.C.G.A. § 50-14-4

There were no issues to be discussed in Executive Session.

Regular Session

Affidavit

Adjournment

Motion To: Adjourn

The Authority voted to adjourn the meeting.

RESULT: Passed (UNANIMOUS)

MOVER: Edward Davidson

SECONDER: Hank Moody

AYES: Joe Rutkiewicz, Hank Moody, Lee Moody, Edward Davidson, James Amey