



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

April 18, 2025

9:00 AM

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

Newnan-Coweta County Airport Authority

Roll Call/Call to Order

Attendee Name	Title	Status
Joe Rutkiewicz	Chairman	Present
Hank Moody	Vice Chairman	Present
Lee Moody	Secretary	Present
Edward Davidson	Authority Member	Absent
James Amey	Authority Member	Present
Calvin Walker	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, April 18, 2025.

Meeting Called to Order

Chairman Rutkiewicz called the meeting to order at 9:01 a.m.

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 Minutes

1. **Request Approval of the Minutes from the Regular Meeting Session Held on February 21, 2025**

Motion to: Approve

The Authority voted to approve the minutes from the Regular Meeting Session held on Friday, February 21, 2025.

RESULT: Passed (4 to 0)

MOVER: Hank Moody

SECONDER: Lee Moody

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

ABSENT: Edward Davidson

Supplemental Agenda

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

2. **Request Approval/Execution of a Contract with Eastern Aviation Fuels, Inc. (dba Titan Aviation Fuels) Associated with Supplying Aviation Fuel**

Airport Manager Walker explained that a bid selection committee composed of himself, Authority Member Amey, and Authority Member Davidson reviewed bids received for an aviation fuel supplier at the Newnan-Coweta County Airport. Titan Aviation Fuels offered an incentive package including free truck lease for a two-year period, free filter changes for a five-year period, free Point of Service (POS) software for a two-year period, and a one-time discretionary payment of \$10,000 for use by the Airport's Fixed-Base Operator (FBO). The total incentive package is valued at \$87,000. The selection committee recommends that the Authority award the bid to supply aviation fuel to Eastern Aviation Fuels, Inc. (dba Titan Aviation Fuels) on the best bid basis.

Airport Attorney Lee pointed out that there are several suggested revisions which have not been made to the contract.

Motion to: Execute

The Authority voted to execute a contract with Eastern Aviation Fuels, Inc. (dba Titan Aviation Fuels) associated with the purchase of aviation fuel for the Newnan-Coweta County Airport for a term of five (5) years beginning on April 1, 2025, contingent upon final legal review.

RESULT: Passed (4 to 0)

MOVER: Hank Moody

SECONDER: Lee Moody

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

ABSENT: Edward Davidson

3. Request Approval/Execution of the Third Amendment to the Lease Agreement with WarDaddy Aviation, Inc.

Airport Manager Walker explained that the current lease with WarDaddy Aviation, Inc. does not contain the addresses of the hangars they presently occupy. In order to change the billing information with the local utility providers from the Newnan-Coweta County Airport Authority to WarDaddy Aviation, Inc., the hangar street addresses must be on the lease.

Motion to: Execute

The Authority voted to execute the Third Amendment to a Lease Agreement with WarDaddy Aviation, Inc.

RESULT: Passed (4 to 0)

MOVER: Hank Moody

SECONDER: James Amey

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

ABSENT: Edward Davidson

Updates for the Authority

4. Update from the Airport Manager

Airport Manager Walker provided updates regarding the following:

- February and March financials
- Fuel sales
- Rent revenue

In addition, Mr. Jason Goins has installed silt fencing for the hangars he is constructing at the south end of the airport.

In response to a question from Authority Member Hank Moody, Airport Manager Walker explained he believes rent revenue in March was 62% year-over-year higher because of WarDaddy Aviation. The County operates on a cash basis, and it depends on when tenants remit their monthly payments.

Airport Office Manager Carlene Blount explained that there are also fluctuations in rent collections because some tenants will remit payment for a period of three (3) months or six (6) months at a time.

In response to questions from Authority Member Hank Moody, Airport Manager Walker explained that the Airport is out of tie-down space and there are three (3) people on the tie-down waiting list. There is space to add tie-downs to the new ramp on the north side of the runway.

Airport Engineer Phil Eberly explained that there may also be space to add tie-downs in front of the old T-hangers on the south end of the field when the old terminal building is removed. The tie-downs could be temporary or permanent, depending on what the Authority chooses. The anchors are flush-mounted and would not damage the ramp. If there are people that are interested in temporary tie-down spaces who want to take advantage of it, they can. However, they may get displaced to another ramp for a long-term tie-down space whenever the time comes. He can investigate and report findings back to Mr. Walker to share with the Authority.

Authority Member Hank Moody noted that the cost of installation could be earned back over a few months and should be examined because there are people waiting to bring airplanes here.

Airport Manager Walker explained that there is a company interested in installing shade ports and is offering to redo the existing tie-down ramp which is not in good shape. It would also save the County from having to contribute their local match to refurbish the tie-down area. This is the first time that there has been a waiting list for tie-down space.

Chairman Rutkiewicz pointed out that there is an existing tenant that has tie-downs that aren't being utilized. In addition, he expressed appreciation to Airport Manager Walker and Airport Office Manager Blount for their work over this last challenging month and a half.

5. Update from the Airport Sponsor

County Administrator Fouts explained that there is no new information from the Airport Sponsor.

6. Update from the Airport Engineer

Airport Engineer Phil Eberly provided updates regarding the following:

- The 2-year FAA Airport inspection by GDOT has been completed.
- GDOT updated appraisals (for the end of Runway 33) are expected to be returned in a couple of weeks.
- The runway rehabilitation bid has been advertised and will be opened at the Airport on May 16th at 10:30 a.m.
- He is attending the Association of County Commissioners of Georgia (ACCG) annual conference in Savannah on April 24-27, 2025.

Supplemental Items

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. § 50-14-2

There were no issues to be discussed in Executive Session.

Adjournment

Motion to: Adjourn

The Authority voted to adjourn the meeting.

RESULT: Passed (4 to 0)

MOVER: Hank Moody

SECONDER: James Amey

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

ABSENT: Edward Davidson