



Newnan-Coweta County Airport Authority

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

Regular Session

Minutes

Shannon Zerangue
Fran Collins
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June 20, 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	Present
James Amey	Authority Member	Present
Calvin Walker	Airport Manager	Present
Nathan Lee	Attorney	Remote
Carlene Blount	Office Manager	Present
Fran Collins	Deputy County Clerk	Present

The Newnan-Coweta County Airport Authority met in Regular Meeting Session on Friday, June 20, 2025.

Meeting Called to Order

Chairman Rutkiewicz called the meeting to order at 9:00 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 May 16, 2025**

Motion to: Approve

The Authority voted to approve the minutes from the Regular Meeting Session held on Friday, May 16, 2025.

RESULT: Passed (UNANIMOUS)

MOVER: Hank Moody

SECONDER: Edward Davidson

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

Consent Agenda

2. **Confirm Submission of a Contract with GDOT Associated with a Runway Rehabilitation Project at the Newnan-Coweta County Airport to the Board of Commissioners for Execution**

Chairman Rutkiewicz explained that a notice was received on May 28, 2025 from the Georgia Department of Transportation (GDOT) of a contract sent for execution by the Board of Commissioners associated with the Runway 15-33 Rehabilitation project at the Airport [Project # T008966/AP025-9000-43 (077)]. The overall project cost is estimated to be \$4,000,000 with the State contributing \$3,000,000 and a local match of \$1,000,000. At their meeting held on June 3, 2025, the Coweta County Board of Commissioners voted to electronically execute the contract with GDOT and to appropriate the matching funds of \$1,000,000 for the project.

Motion to: Confirm

The Authority voted to confirm submission of a contract with the Georgia Department of Transportation (GDOT) to the Board of Commissioners associated with the Runway 15-33 Rehabilitation Project at the Newnan-Coweta County Airport [Project # T008966/AP025-9000-43 (077)] for approval and execution. [\$4,000,000 total - \$3,000,000 state funding and \$1,000,000 local match]

RESULT: Passed (UNANIMOUS)

MOVER: Edward Davidson

SECONDER: Hank Moody

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

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

3. Request Appointments to an Engineering Selection Committee

Airport Manager Calvin Walker explained that Federal Aviation Association (FAA) guidelines require all airports to conduct an engineering selection process every five (5) years. Lead Edge Design Group has been the engineer of record for the past five (5) years and their contract expires on October 25, 2025. A Request for Proposals (RFP) for engineering services will be solicited on July 1, 2025 and close on July 31, 2025. In August, the top three (3) firms will be reviewed by an engineering selection committee, and interviewed if necessary. Recommendations will be presented to the Authority at the September meeting for the selection of the engineer of record for the next five (5) year period. In closing, he recommended that the Authority appoint an Engineering Selection Committee to facilitate the process.

Motion to: Approve

The Authority voted to appoint the following members to serve on an Engineering Selection Committee:

- Airport Authority Member Ed Davidson
- Public Works Administrator Tod Handley
- Airport Manager Calvin Walker

RESULT: Passed (UNANIMOUS)

MOVER: Joe Rutkiewicz

SECONDER: Lee Moody

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

4. Request Appointments to a Coordinating Committee for the 2026 World Cup Soccer Tournament

Authority Member Ed Davidson explained that the Airport has an opportunity to capture revenue generated by the 2026 World Cup Soccer Tournament and associated events held in the Atlanta area. In early 2026, there will be a week to ten (10) days of matches being

played. There is an opportunity for the Airport to service the increased traffic from the tournament, including VIP guests from around the world. This will require some pre-planning by the Airport, the County, and the Authority, including ramp space, fuel, extra staff, rental cars, etc. He recommended that he and Airport Manager Walker work together to create a list of candidates to serve on a coordinating committee comprised of representatives from each entity.

Member Hank Moody explained that he believes this is a great idea, it will be similar to the Super Bowl held in 2019, and that the airport staff did a great job during that event.

Chairman Rutkiewicz requested that Mr. Ricky Price, the new Airport Operations Supervisor, be included as part of the committee if possible.

It was the consensus of the Authority for Member Davidson and Airport Manager Walker to work together on a list of candidates to serve on a World Cup Coordinating Committee and to present their recommendations at the July 18, 2025, meeting for consideration by the Authority.

5. **Request from 260 West Aviation, LLC to Modify Hangar for the Purposes of Hosting Outdoor Events, Parties, and Fly-Ins**

Mr. Mike Graham, owner of 260 West Aviation, LLC, addressed the Authority regarding a request to host a one-time event at his hangar on June 21, 2025, from 2:00 p.m. until 6:00 p.m. He explained that he and his wife purchased the hangar a couple of years ago and have plans to modify it to host special events. This weekend, they plan to host an open house launch event to bring awareness to the community. So far, he has received quite a bit of positive response from pilots and so forth, since there is no such venue nearby other than in Peachtree City. Their intention is to provide food services and events of various types, including fly-ins, pancake breakfasts, etc. His hangar has been modified, is ADA-compliant, and up to standards in the fire code. He has plans for various additions to the building in the future, including office space and the interior, which have been engineered and are ready depending on the client. In closing, he explained that tomorrow's event is an introduction to the community, to see who may want to come in and use the building for any number of functions, and to hold a cookout out on the ramp space.

In response to questions from the Authority, Mr. Graham explained that there is no charge to attend the event; however, there will be burgers for sale for \$5.00. The event isn't intended to generate revenue, just to buy a burger and tour the facility. There will be approximately forty (40) people, and a car club is also looking for a place to park some cars. His hangar has a substantial tarmac area that doesn't interfere with common taxiways or shared properties and plenty of parking at the south end of the building toward West Aviation Way. The parking area is on the ramp side and abuts the northernmost Terminal Instrument Procedures (TERPS) line. He has just launched 260 W Aviation, LLC, and has an Employer Identification Number (EIN) and articles of agreement

with partners involved. He has insurance in place for the one-time event and is just waiting to see if the Authority approves the event. The Newnan-Coweta County Airport will also be named as an additional insured. Alcohol will not be served, and the event will run from 2:00 pm - 6:00 p.m. Lastly, in order to prevent individuals from entering the Air Operations Area (AOA) or taxiways, he is utilizing a production company that has been in business for over twenty (20) years, which also provides security, usually consisting of off-duty officers and other personnel from their own company.

Chairman Rutkiewicz explained that there have been non-profit events held at the airport, but allowing for-profit events and moving toward a "special event center" is an area that the Authority needs to investigate and do its due-diligence with the Federal Aviation Authority (FAA) and the state. He expressed concerns about selling and creating revenue through alcohol sales and vehicle parking near the ramp that the airport owns. The ramp owned by the airport is deemed a taxi lane and the FAA requires written notification of if and why the area should be closed. If the area is closed, he has additional concerns about ensuring the safety and liability of the airport and preventing someone from entering the aircraft movement area. Regarding tomorrow's event, receiving less than a 24-hour notice is problematic. Time is needed to ensure all the Authority's concerns are addressed, but since there will not be alcohol, it alleviates some of the stress.

Airport Manager Walker explained that he checked with the County and Mr. Graham does not need a business license to hold an "open house" type event, but going forward he will need to obtain one. For tomorrow's event, staff will place barricades to prevent the public from accessing the AOA and will have extra staff to keep people off the ramp. In addition, the Georgia Department of Transportation (GDOT) has requested that anything not aviation-related go through their office for approval and warned that the process could potentially take three (3) months or longer. There will be things that will need to be in place so that he can submit the request to GDOT, if the Authority chooses to allow Mr. Graham to proceed with his plans.

In response to a question from Member Hank Moody, Mr. Graham explained that insurance will be in place for the event tomorrow, if the event is approved, and the hangar is already insured. He has legal representation and his wife has experience with catering, special events, and the production company.

Airport Authority Attorney Lee explained that Mr. Graham should be required to send a copy of the Certificate of Insurance to the Airport Manager as soon as possible after the meeting today before the event can be held.

In response to a question from Member Davidson, Airport Manager Walker, explained that Mr. Graham's lease states that he will use his hangar for aircraft storage and possibly maintenance, but it does not include holding events (other than personal enjoyment). For the hangar to be utilized as a special events center, there would need to be an

amendment to his lease agreement.

In response to a question from Member Davidson, Mr. Graham explained that he has preliminary engineering plans for the addition of a 40-feet by 45-feet deck structure on the exterior of the hangar and possibly a food truck along the drive, but it is something for the future depending on viability and approval by the Authority.

Member Davidson suggested that the Authority approve the one-time "open house" event for June 21, 2025. However, the Authority should consider amending Mr. Graham's lease agreement to act as a special events center and for the addition of a deck at a future meeting.

In response to a question from Member Lee Moody regarding allowing parking along West Aviation Way, Airport Manager Walker explained that a portion of West Aviation Way belongs to the Airport.

Coweta County Public Works Administrator Tod Handley explained that a portion of the roadway is owned by the Airport and for a no-parking zone to be enforced it usually has to be approved by the Board of Commissioners, then a specific section of a roadway is added to the County's no-parking ordinance. In this case, it has not been designated as a no-parking zone and parking along the road could become an issue if it blocks two-way traffic or access for emergency vehicles.

Member Davidson suggested that the Authority send a letter to Mr. Graham authorizing a one-time open house event. In addition, the Authority needs to review stepping outside the lease agreement, and he has concerns about setting a precedent by allowing these types of events to occur. The Authority should also look at the company that Mr. Graham intends to utilize to construct the proposed exterior structure, if approved, to ensure they meet the requirements of the *Coweta County Code of Ordinances*, etc.

Public Works Administrator Handley also explained that the septic system for the building should be inspected/examined to determine if it is designed to handle flows for multiple bathrooms and large numbers of people.

Chairman Rutkiewicz explained that further discussions are needed regarding Mr. Graham's future plans to operate a "special events center", to modify the existing structure, terms of his lease agreement, alcohol, parking and any other concerns the Authority may have.

Motion to: Grant Permission to Hold a One-Time "Open House" Event

The Authority voted to grant permission to Mr. Mike Graham, owner of 260 West Aviation, LLC, to hold a one-time "open house" event at his hangar located at 260 West Aviation Way, on June 21, 2025 from 2:00 p.m. to 6:00 p.m., contingent upon receipt of a

Certificate of Insurance prior to the event.

RESULT: Granted (UNANIMOUS)

MOVER: Edward Davidson

SECONDER: Hank Moody

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

6. **Request Approval/Execution of a Commercial Account Right-of-Entry Agreement with Charter Communications Operating, LLC**

Airport Manager Walker explained that Synergy Air located at 220 W Aviation Way, has requested fiber-optic service from Charter Communications. Charter (Spectrum) has agreed to provide service and is requesting execution of a Commercial Account Right-of-Entry (ROE) to install underground fiber along West Aviation Way to allow businesses and tenants options for internet service. Synergy Air has already signed an agreement for service. Installation of the underground fiber will not impact the airside of the airport.

Motion to: Execute

The Authority voted to execute a Commercial Account Right-of-Entry with Charter Communications Operating, LLC associated with the installation of underground fiber along West Aviation Way, contingent upon final legal review.

RESULT: Passed (UNANIMOUS)

MOVER: Hank Moody

SECONDER: Edward Davidson

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

Updates for the Authority

7. **Update from the Airport Manager**

Airport Manager Walker provided an update regarding fuel sales for May 2025 and explained that Mr. Noah Gunter is the new GDOT representative. He explained that the American Association of Airport Executives (AAAE) published their reversion deferral fee and the FAA will accept the net present value (NPV) of a hangar prior to lease reversion. The airport's NPV is currently at 3% and will need to be reviewed again. He highlighted the need to revisit a special events request form for those events where money is being charged and people are invited to come to the property.

In response to a question from the member Hank Moody, Airport Authority Attorney Lee explained that the Authority could vote to approve a special events form and to authorize the Airport Manager to approve them.

Member Hank Moody explained that the Airport Manager should be able to approve the

special events forms, unless the request is outside the criteria that Mr. Walker feels comfortable approving. Then it could come before the Authority for consideration.

Member Davidson explained that he foresees the Authority going down a path they cannot recover from if they approve large-scale for-profit public-type events and that it would represent a wholesale change to all the leases for any of the hangars.

Airport Manager Walker explained that if someone is charging money and inviting people onto their property, then the airport and Authority need to know about that. He is not aware of anyone else that wants to do for-profit event hosting, but it would certainly open the door for others to do so.

Member Lee Moody explained that there have been a lot of charity-type events, but to his knowledge there have not been any for-profit events of this type held at the airport in the past 25-years.

Chairman Rutikewic explained that it opens the door to a lot of questions. There needs to be more discussion with Mr. Graham, and the Authority needs to conduct its due diligence.

Airport Engineer Phil Eberly explained that there will be a new terminal facility with a conference room and other office spaces. By that time, there will probably be rules in place related to the renting of facilities and a more permanent way to address them.

In response to questions from the Authority, Airport Manager Walker explained that he received the request on Friday, June 13, 2025, and he had received calls and emails from various people notifying him of the event. He wasn't sure when the advertisement for the event was sent out.

Member Moody explained that he does not wish to prohibit economic activity at the airport, but there needs to be a plan in place to control it.

Chairman Rutkewic explained that the Authority has concerns that need to be addressed before moving forward.

In response to a question from Member Davidson, Airport Manager Walker explained that Jet A fuel sales are up about 5% over last year and Avgas sales are up about 10%.

8. Update from the Airport Sponsor

Administrator Fouts explained that Coweta County implemented a process in 2007 known as Special Use Permits (SUPs) when the recession occurred and there were several individuals with land that wanted to use their property for reoccurring special events. For example, if someone has a barn and wants to host a public event and charge money, there

is a whole process they must go through. The SUP has an application and comes before the Board of Commissioners. The Commissioners typically set conditions because there are some very serious considerations, including fire, law enforcement, environmental health, and other issues that impact the property and its usage. He explained that he would be happy to work with Airport Manager Walker and the Authority to talk about the County's process, although the process would be different for the airport.

Secondly, Mr. Fouts expressed appreciation to the Authority for approving the runway overlay project and requested that it get underway soon. The airport sponsor has committed \$1,000,000 to the project and is tight on cash flow, so the funds need to be spent quickly.

Lastly, Mr. Fouts explained that Chairman Rutkiewicz and Airport Manager Walker attended the Fiscal Year 2026 budget meeting to talk about the airport. He pointed out that there was a request for a part-time bookkeeper. However, Coweta County Finance Accounting Associate Teresa Gramling has been assisting Assistant Administrator Kelly Mickle with the project accounting at the airport. Ms. Gramling has over 25 years of experience and the skill set to be able to assist the airport. As time progresses, if the Authority feels differently, please let him know. Therefore, the part-time position in the Fiscal Year 2026 budget was not supported. There were approximately sixty (60) requests for personnel and staff had to make some difficult decisions regarding which ones the proposed budget could support.

Authority Chairman Rutkiewicz expressed appreciation to Ms. Gramling for all her assistance.

9. Update from the Airport Engineer

Airport Engineer Phil Eberly explained that since the last meeting, the bid opening for the runway rehabilitation project was held and C. W. Matthews submitted the lowest bid, totaling \$2,950,100. He expects that the contract will be ready for the Authority's consideration at the July 18, 2025 meeting. GDOT received plans in December and staff is waiting for their comments, which could slightly change quantities in the plan. Once received, the airport will respond to GDOT and the project will proceed quickly. C. W. Matthews is one of the largest contractors in Georgia, and has worked on approximately ten (10) runway overlays in airports across the state over the last two years. They have the resources to potentially work 24-hours a day, although that is not a requirement in the specifications. The asphalt prices in the bid are estimated to be between \$92-\$100 per ton, which is half of the estimated cost and prices this low have not been seen since the 1990s. GDOT wrote lump sum grants this year and did not wait for the bids. GDOT wrote the runway overlay project grant for \$4,000,000 and there was a \$1,000,000 match, so the price was \$3,000,000. With the low prices quoted for asphalt, basically it would cost the County approximately \$750,000.

In response to questions from the Authority, Mr. Eberly explained that the quote for asphalt is fixed for 120 days. The project timeline will depend on C. W. Matthews' workload and projects ahead of this one, but he thinks it could be finished by the second half of March, possibly May at the latest. There will be more than 30-days notice at the minimum given to tenants, and the runway could be closed for about 3 weeks, then 30 days later the runway will be closed for 3 days to install the marking/stripping.

In response to a question from the Authority, Mr. Eberly explained that when comments are received from GDOT and have been assessed, a Called Meeting can be set to accelerate the process.

In response to a question from Member Davidson, Airport Manager Walker explained that closure of the runway for 3 weeks will result in a revenue reduction of approximately \$40,000. He did not project the revenue impact as part of the Fiscal Year budget because he was not certain funding was going to be received this year.

Chairman Rutkiewicz explained that the biggest loss during the closure would be fuel sales, but they may be able to save some on employee staffing since the linemen won't be pumping gas. He explained that funding for the project was unexpectedly received for this year and the project needs to get done.

In closing, Mr. Eberly explained that the 2-year airport inspection was conducted, and a response received from GDOT. A letter has been drafted for execution by the airport sponsor to be submitted to GDOT.

Supplemental 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.

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 (UNANIMOUS)

MOVER: Edward Davidson

SECONDER: Hank Moody

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