



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

September 19, 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	Absent
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	Present
Carlene Blount	Office Manager	Absent
Fran Collins	Deputy County Clerk	Present

The Newnan-Coweta County Airport Authority met in Regular Meeting Session on Friday, September 19, 2025.

Meeting Called to Order

Vice-Chairman Hank Moody called the meeting to order at 9:00 a.m.

Notification of Location of Rules

Vice-Chairman Hank Moody 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 August 15, 2025**

Motion to: Approve

The Authority voted to approve the minutes from the Regular Meeting Session held on August 15, 2025.

RESULT: Passed (4 to 0)

MOVER: Edward Davidson

SECONDER: James Amey

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

ABSENT: Joe Rutkiewicz

Consent Agenda

2. **Confirm Execution of a Contract with C.W. Matthews Associated with the Runway Overlay Project**

Airport Manager Walker explained that at the July 18, 2025 meeting, the Authority voted to retain C.W. Matthews on a lowest and best bid basis to perform the Runway Overlay project at the Newnan-Coweta County Airport at a total cost of \$2,950,100, and to authorize the Chairman to execute the contract. The contract was received on September 10, 2025 and executed by Chairman Rutkiewicz.

In response to a question from Vice-Chairman Hank Moody, Airport Engineer Eberly explained that he is waiting for a Notice to Proceed from the Georgia Department of Transportation (GDOT) to begin the project.

Motion to: Confirm

The Authority voted to confirm execution of a contract with C.W. Matthews Contracting, Inc. in the amount of \$2,950,100 to perform the Runway Overlay project at the Newnan-Coweta County Airport.

RESULT: Passed (4 to 0)

MOVER: Edward Davidson

SECONDER: James Amey

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

ABSENT: Joe Rutkiewicz

Supplemental Agenda

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

Public Comments Regarding Items On the Agenda

Vice-Chairman Hank Moody called for comments regarding any items on the agenda. There were none.

Unfinished Business

3. Request Adoption of a Policy Associated with Special Events at the Newnan-Coweta County Airport

Airport Manager Walker explained that at the August 15, 2025 meeting, the Authority discussed a Policy and Special Events Request Form associated with special events to be held at the Newnan-Coweta County Airport. For any events with an anticipated attendance of over twenty-five (25) guests, the Special Events Request Form must be submitted to the Authority for approval. The policy shall become effective on September 19, 2025, if adopted.

In response to a question from Vice-Chairman Hank Moody, Airport Manager Walker explained that all tenants will be notified of the new policy.

Motion to: Adopt

The Authority voted to adopt a Policy and Special Events Request Form associated with special events at the Newnan-Coweta County Airport, to become effective September 19, 2025.

RESULT: Passed (4 to 0)

MOVER: Edward Davidson

SECONDER: James Amey

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

ABSENT: Joe Rutkiewicz

New Business

4. Request Adoption of a New Land Lease Payment Policy

Airport Manager Walker explained that the previous land lease payment policy adopted by the Newnan-Coweta County Airport Authority specified that land lease rents were not due until the lessee received a Certificate of Occupancy (CO). The new land lease payment policy would charge one-third of the land lease rate for the first six (6) months and then

the increase to the full price of the land lease rate after the six-month period has passed. The policy shall become effective on September 19, 2025, if adopted.

In response to a question from Vice-Chairman Moody, Airport Manager Walker explained that there is one (1) outstanding Letter of Intent (LOI) that expired a week ago, and they are considering reapplying for a shadeport. The policy will apply to all LOIs moving forward.

Member Davidson commented that the new policy is in line and competitive with what other local and regional airports are doing.

Motion to: Adopt

The Authority voted to adopt a new Land Lease Payment Policy to specify when land lease rents are due (see Land Lease Agreements, Section 4 - Rents and Fees), to become effective September 19, 2025.

RESULT: Passed (4 to 0)

MOVER: Edward Davidson

SECONDER: James Amey

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

ABSENT: Joe Rutkiewicz

Updates for the Authority

5. Update from the Airport Manager

Airport Manager Walker provided a brief update regarding the following:

- August fuel sales
- Mr. Jason Goins (WarDaddy) has obtained a permit to begin pouring concrete for the hangar bays on the south end.
- Final interview for engineering selection will be held on September 24th.

Airport Manager Walker pointed out that there was a change to the August financials, which was a transfer of \$26,962 to offset some capital improvement costs incurred by the Airport.

In response to a question from Member Davidson, Airport Manager Walker explained that the drop in profit and loss from July to August is because of lower jet traffic and aviation gas (avgas) sales. The Airport maintains a low margin on avgas to stay competitive, and historically there is not a lot of movement in August for some reason.

6. Update from the Airport Sponsor

County Administrator Michael Fouts explained that there were no updates from the Airport Sponsor.

7. Update from the Airport Engineer

Airport Engineer Phil Eberly provided a brief update regarding the following:

- He attended the Chamber of Commerce State of the County meeting held on September 17, 2025.

Public Comments Regarding Items Not on the Agenda

Vice-Chairman Hank Moody called for comments regarding any items not on the agenda. There were none.

In response to a question from Member Lee Moody, Airport Manager Walker explained that there are no compliance issues with the WarDaddy Lease Agreement, and it is up-to-date as of today.

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: Edward Davidson

SECONDER: James Amey

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

ABSENT: Joe Rutkiewicz