



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

November 21, 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	Absent
Edward Davidson	Authority Member	Present
James Amey	Authority Member	Present
Calvin Walker	Airport Manager	Present
Nathan Lee	Attorney	Present
Fran Collins	Deputy County Clerk	Present

The Newnan-Coweta County Airport Authority met in Regular Meeting Session on Friday, November 21, 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 October 17, 2025**

Motion to: Approve

The Authority voted to approve the minutes from the Regular Meeting Session held on October 17, 2025.

RESULT: Passed (4 to 0)

MOVER: Edward Davidson

SECONDER: Hank Moody

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

ABSENT: Lee Moody

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 to Set Meeting Dates and Times for 2026 and Beginning of 2027**

Motion to: Set

The Authority voted to set the following meeting dates and times for 2026 and the beginning of 2027:

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

December 18, 2026

9:00 a.m.

January 15, 2027

9:00 a.m.

RESULT: Passed (4 to 0)

MOVER: Hank Moody

SECONDER: Edward Davidson

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

ABSENT: Lee Moody

Updates for the Authority

3. Update from the Airport Manager

Airport Manager Walker provided a brief update regarding the following:

- Financials for end of Fiscal Year 2025
- Fuel sales

Airport Manager Walker also explained that he has accepted a Board position on the Association of Georgia General Aviation Airports (AGGAA). In addition, he explained that a Letter of Intent (LOI) has been accepted from Mr. Jeff Lammes, who is interested in constructing five (5) 12,000-foot - 18,000-foot hangars. Mr. Lammes has a ninety (90) day period which expires on February 9, 2026, to perform due diligence.

In response to questions from the Authority, Airport Manager Walker explained that Mr. Lammes is speaking with several interested tenants. He also explained that Falcon Field has been working on a contract tower for approximately three (3) years and may be ready soon. They have a mix of four (4) flight schools and jet traffic and the tower is needed.

Chairman Rutkiewicz expressed appreciation to the Airport staff for the record-setting fuel sales from last month.

4. Update from the Airport Sponsor

Administrator Fouts explained that there are no updates from the Airport Sponsor for the Authority.

5. Update from the Airport Engineer

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

- Additional comments from GDOT have been received regarding the runway overlay project, and he will resubmit a response in the first week of December.

In response to questions from the Authority, Airport Engineer Eberly explained that the airport is obligated to follow FAA design criteria, existing runway slopes have changed over time as the pavement has worn, and there are some existing areas that are out of compliance. When the overlay project is completed, it will be in compliance with FAA criteria, be stronger, and under budget.

In response to questions from the Authority, Airport Manager Walker explained that lease payments are up-to-date for the Authority's hangars. He also stated that currently, the airport does not collect ramp fees from inbound aircraft that do not purchase fuel.

However, Airport Operations Specialist Ricky Price is conducting research regarding ramp fees charged at surrounding airports and will present those findings at a future meeting.

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

Motion to: Enter into Executive Session

The Authority voted to enter into Executive Session for the purposes of discussing a real estate issue. Members in attendance included Chairman Joe Rutkiewicz, Authority Member Hank Moody, Authority Member Edward Davidson, and Authority Member James Amey.

Staff members in attendance included County Administrator Michael Fouts, Public Works Administrator Tod Handley, Attorney Nathan Lee, Airport Manager Calvin Walker and Deputy County Clerk Fran Collins.

Authority Member Lee Moody was absent.

Airport Engineer Phil Eberly and Lead Edge Design Engineer Whitney Eberly, and Airport Contractor Dale Pepper were also in attendance.

RESULT: Passed (4 to 0)

MOVER: Edward Davidson

SECONDER: Hank Moody

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

ABSENT: Lee Moody

Regular Session

Motion to: Return to Regular Session

The Authority discussed a real estate issue during Executive Session and voted to return to Regular Session.

RESULT: Passed (4 to 0)

MOVER: Edward Davidson

SECONDER: Hank Moody

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

ABSENT: Lee Moody

Affidavit

Motion to: Execute

The Authority voted to execute an Affidavit and Resolution for Executive Session.

RESULT: Passed (4 to 0)

MOVER: Edward Davidson

SECONDER: Hank Moody

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

ABSENT: Lee Moody

Adjournment

Motion to: Adjourn

The Authority voted to adjourn the meeting.

RESULT: Passed (4 to 0)

MOVER: Hank Moody

SECONDER: Edward Davidson

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

ABSENT: Lee Moody