



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 16, 2026

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	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, January 16, 2026.

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

First of 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 Mr. Joe Rutkiewicz to serve as the Chairman for calendar year 2026.

RESULT: Passed (4 to 0)

MOVER: Hank Moody

SECONDER: Edward Davidson

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

ABSENT: Lee Moody

Motion to: Appoint a Vice-Chairman

The Authority voted to appoint Mr. Hank Moody to serve as the Vice-Chairman for calendar year 2026.

RESULT: Passed (4 to 0)

MOVER: Edward Davidson

SECONDER: James Amey

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

ABSENT: Lee Moody

Motion to: Appoint a Secretary

The Authority voted to appoint Mr. Lee Moody to serve as the Secretary for calendar year 2026.

RESULT: Passed (4 to 0)

MOVER: Joe Rutkiewicz

SECONDER: Hank Moody

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

ABSENT: Lee Moody

Motion to: Appoint Counsel

The Authority voted to appoint Mr. Nathan Lee with the firm of Glover and Davis, PA to serve as legal counsel to the Newnan-Coweta County Airport Authority for calendar year 2026.

RESULT: Passed (4 to 0)

MOVER: Edward Davidson

SECONDER: Hank Moody

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

ABSENT: Lee Moody

Motion to: Appoint a Clerk

The Authority voted to appoint Ms. Fran Collins to serve as Clerk to the Newnan-Coweta County Airport Authority for calendar year 2026.

RESULT: Passed (4 to 0)

MOVER: Edward Davidson

SECONDER: Hank Moody

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

ABSENT: Lee Moody

2. Adoption of Rules Governing Airport Authority Meetings

Motion to: Adopt

The Authority voted to adopt the current rules governing Regular Meetings of the Newnan-Coweta County Airport Authority (previously adopted on January 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

Approval of Minutes

3. Request Approval of the Minutes from the Regular Meeting Session Held on November 21, 2025

Motion to: Approve

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

RESULT: Passed (4 to 0)

MOVER: Hank Moody

SECONDER: Edward Davidson

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

4. Request Approval/Execution of Final Reconciliation Change Order # 1 with Headley Construction Associated with Hangars Located at 50 and 60 Nation Drive

Airport Manager Walker explained that Headley Construction is the Construction Manager at Risk (CMAR) for the construction of two (2) hangars located at 50 and 60 Nation Drive. The CMAR is a framework for pricing and managing the process which requires competitive sub-bidding for all components of the building. The Final Reconciliation Change Order # 1, which includes Construction Change Directive # 1 - # 11, reconciles the overall contract amount of \$3,903,807.73 with a final payment. Mr. Walker indicated that there are items on the punch list that were never accomplished.

In response to questions from the Authority, Mr. Walker explained that punch list items include faulty overhead lighting and a seal on the Hangar B door has not been installed. These items should be removed from the total. He has been in touch with the architect, Mr. Joe Gardner, regarding those issues. He suggested that County forces could be utilized to complete the punch list items.

Attorney Lee explained that, typically, the architect certifies the payment for the Final Reconciliation Change Order, and once approved/executed by the Authority, payment is guaranteed.

In response to questions from the Authority, Mr. Walker explained that the architect and the CMAR have executed the agreement, but he has not. He also has not released any retainage, and the punch list items are in excess of the retainage fee.

County Administrator Michael Fouts (Airport Sponsor) explained that Administration staff has been working with Facilities Project Accounting Manager Stephanie Tanner to reconcile the project, but the comments from Mr. Walker regarding the punch list is new information. If the Authority has these questions, they could defer a decision until the next meeting (February 20, 2026).

Attorney Lee recommended that the Authority vote to defer a decision until the next meeting if they do not think the punch list items have been completed.

Chairman Rutkiewicz explained that he does not wish to utilize County forces for work that

should have been accomplished by the CMAR, and since clarification is needed, recommended that a decision regarding the final change order be deferred until the next meeting.

Motion to: Defer

The Authority voted to defer a decision regarding Final Reconciliation Change Order # 1 with Headley Construction associated with construction of hangars located at 50 and 60 Nation Drive until the next Regular Session Meeting scheduled on Friday, February 20, 2026.

RESULT: Passed (4 to 0)

MOVER: Joe Rutkiewicz

SECONDER: Edward Davidson

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

ABSENT: Lee Moody

Updates for the Authority

5. Update from the Airport Manager

Airport Manager Walker provided a brief update regarding the following:

- Financials for November 2025
- Fuel sales
- FAA draft transition plan to eliminate lead aviation fuels by 2030
- Shadeports
- Number of airplanes based at the Airport

In response to questions from the Authority, Airport Manager Walker explained that five (5) additional fixed-based aircraft are needed to be ranked in the top five (5) General Aviation airports in the state, but currently there isn't room for any more aircraft. Once additional hangars are constructed along East Aviation Way, the airport will likely achieve the top 5 ranking.

6. Update from the Airport Sponsor

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

7. Update from the Airport Engineer

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

- Shadeports
- Inventory spots

- FAA draft transition plan to eliminate lead aviation fuels by 2030
- Tanks for non-lead aviation fuel to the fuel farm in the new terminal area can be added
- Runway Overlay projects
- World Cup Soccer Tournament

In response to questions from the Authority, Mr. Eberly explained that adding tanks would place the Airport in a proactive position to receive State or Federal funds for the fuel transition, if available.

Airport Authority Member Davidson pointed out that the transition plan is in contention with the FAA's synthetic aviation fuels initiative and should be interesting to see which one receives funding.

Supplemental Items

Public Comments Regarding Items Not on the Agenda

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

Airport Authority Member Davidson provided a brief update from the World Cup Soccer Tournament planning team. He explained that there have been over 175,000 views on the Airport's "Special Events - FIFA World Cup 2026™ Atlanta" event page (<https://www.coweta.ga.us/departments-services/departments-a-e/airport/special-events-fifa-world-cup-2026-atlanta>) in just over a month. He expressed appreciation to the Communications team from Coweta County's Community and Human Resources for their efforts on creating the webpage.

Chairman Rutkiewicz explained that Mr. Davidson has spearheaded the conversation regarding the World Cup and that there will be an "all hands on deck" effort during the tournament from pumping gas to working the tug and the fuel truck and any help will be greatly appreciated.

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: Joe Rutkiewicz

SECONDER: Hank Moody

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

ABSENT: Lee Moody