



Newnan-Coweta County Airport Authority

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

Called Meeting Session

Minutes

Shannon Zerangue
Fran Collins
770.254.2601

February 26, 2026

11:00 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	Absent
Lee Moody	Secretary	Present
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 Called Meeting Session on Thursday, February 26, 2026.

Meeting Called to Order

Chairman Rutkiewicz called the meeting to order at 11:00 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 January 16, 2026**

Motion to: Approve

The Authority voted to approve the minutes from the Regular Session Meeting held on January 16, 2026.

RESULT: Passed (UNANIMOUS)

MOVER: Edward Davidson

SECONDER: James Amey

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

ABSENT: Hank Moody

Consent Agenda

2. **Confirm Execution of an Assignment and Assumption of Ground Lease from Oasis Aviation Maintenance, Inc. to Hangar 52 Holdings, LLC for Property Located at 52 Dale Pepper Drive, Newnan**

In response to questions from Chairman Rutkiewicz regarding an Assignment and Assumption of a Ground Lease from Oasis Aviation Maintenance to Hangar 52 Holdings, LLC, Airport Manager Walker explained that Mr. Steve Olive (Oasis Aviation Maintenance) is selling the business and transferring the trademark of Oasis Aviation Maintenance, Inc. Basically, this is just a name change from Oasis Aviation Maintenance, Inc. to Hangar 52 Holdings, LLC., and Mr. Olive will still own the property and Lease Agreement.

Motion to: Confirm

The Authority voted to confirm execution of an Assignment and Assumption of a Ground Lease from Oasis Aviation Maintenance, Inc. to Hangar 52 Holdings, LLC for property located at 52 Dale Pepper Drive, Newnan.

RESULT: Passed (4 to 0)

MOVER: Edward Davidson

SECONDER: James Amey

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

ABSENT: Hank Moody

Supplemental Agenda

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

Public Comments Regarding Items On the Agenda - This is also time for anyone that wishes to address the Board regarding cases heard at the Public Hearing

conducted by the Board of Zoning Appeals.

Chairman Rutkiewicz called for comments regarding any items on the agenda. There were none.

Uninished Business

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

Chairman Rutkiewicz explained that at the Authority meeting held on January 16, 2026, the Authority voted to defer further discussion and a decision regarding the Final Change Order # 1 with Headley Construction until the final punch list was completed. Final Reconciliation Change Order # 1 includes Construction Change Directives # 1 - # 11 reconciling the overall contract amount of \$3,903,807.73.

In response to a question from Chairman Rutkiewicz, Airport Manager Walker explained he had worked with Public Facilities Director Mike Johnson to ensure items on the punch list had been addressed, and recommended approval of the Final Reconciliation Change Order #1.

Chairman Rutkiewicz explained that County Administrator Fouts also agreed that items on the final punch list had been resolved.

Motion to: Execute

The Authority voted to execute Final Reconciliation Change Order # 1 with Headley Construction in the amount of \$3,903,807.73 associated with construction of hangars located at 50 and 60 Nation Drive.

RESULT: Passed (4 to 0)

MOVER: Edward Davidson

SECONDER: James Amey

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

ABSENT: Hank Moody

New Business

4. Request Approval/Execution of an Assumption and Amendment to Lease Agreement from LH Construction Group, Inc. to Avion GA, LLC

In response to a question from Chairman Rutkiewicz, Airport Manager Walker explained

that LH Construction (Jason and Holly Goins) completed construction of the hangar on the southwest section of the Airport and is requesting to change the name on the existing lease agreement to Avion GA, LLC. The original parties listed on the lease will not change because both the corporation and limited liability company are owned and operated by Holly and Jason Goins.

Motion to: Execute

The Authority voted to execute an Assumption and Amendment to a Lease Agreement from LH Construction Group, Inc. to Avion GA, LLC.

RESULT: Passed (4 to 0)

MOVER: Edward Davidson

SECONDER: James Amey

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

ABSENT: Hank Moody

5. **Request Approval/Execution of Lease Agreements with Jeff Lammes (CCOWD-3 LLC, CCOWD-4 LLC, CCOWD-5 LLC, and CCOWD-6 LLC) Associated with Construction of Hangars Located on the East Side of the Airport**

Chairman Rutkiewicz explained that Mr. Jeff Lammes is requesting that the Authority approve Lease Agreements with CCOWD-3 LLC, CCOWD-4 LLC, CCOWD-5 LLC, and CCOWD-6 LLC, associated with construction of four (4), 14,000± square foot hangars on the east side of the Airport.

Airport Manager Walker explained that staff is also requesting that a Performance Bond be obtained to ensure that construction of the hangars will be completed in the event Mr. Lammes (CCOWD-3, CCOWD-4 LLC, CCOWD-5 LLC, and CCOWD-6 LLC) is unable to complete the project.

In response to a question from Chairman Rutkiewicz, Airport Manager Walker explained that most banks require a Performance Bond. He will ensure that a copy is obtained for inclusion with the Lease Agreements.

Motion to: Execute

The Authority voted to execute four (4) thirty-year lease agreements with Mr. Jeff Lammes (CCOWD-3 LLC, CCOWD-4 LLC, CCOWD-5 LLC, and CCOWD-6 LLC) and to require a Performance Bond be obtained associated with construction of the following four (4) hangars located on the east side of the Airport:

LLC NAME	LEASED PREMISES (LAND AREA)
CCOWD-3 LLC	30,286 square feet

CCOWD-4 LLC	28,080 square feet
CCOWD-5 LLC	23,750 square feet
CCOWD-6 LLC	23,750 square feet

RESULT: Passed (4 to 0)

MOVER: Joe Rutkiewicz

SECONDER: Edward Davidson

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

ABSENT: Hank Moody

Updates for the Authority

6. Update from the Airport Manager

Airport Manager Walker expressed appreciation to Public Works Administrator Tod Handley and his department for their crack sealing work on runway Bravo. They will begin crack sealing on runway Alpha this week, and staff is trying to keep the pavement in good condition as long as possible. He is waiting on GDOT Aviation for the Supplemental Agreement associated with Phase 2 of the east side ramp project. Funds for that project will expire on March 15th. Fuel sales for January are slightly down from last year, a result of a drop in aviation gas (Avgas) sales, which is usually connected to foul weather. Jet fuel sales remain consistent with last year. The Aviation Weather Observing Station (AWOS) has been operating intermittently over the past two (2) months and is fifteen (15) years old. The lifespan of the system is twenty (20) years. The cost to keep the system functioning is expensive, getting support and parts is difficult, and it is time for an upgrade. Lastly, he is working on a project with County Extension Coordinator Stephanie Butcher on utilizing goats to clear the end of runway 33, which cannot be mowed and takes Public Works staff a long time to clear by hand.

Chairman Rutkiewicz explained that the Federal Aviation Authority (FAA) utilizes goats to resolve vegetation issues, and if there is an opportunity to use them it would be a good initiative.

7. Update from the Airport Sponsor

Public Works Administrator Tod Handley explained that there were no updates from the Airport Sponsor.

8. Update from the Airport Engineer

Airport Engineer Phil Eberly provided a brief update regarding the runway rehabilitation project and stated that he will provide an update at the next meeting. He will work with Airport Manager Walker to ensure a 30-day notice is provided before closure. The state has

a contract for AWOS systems and will do a 75/25 match. If the Authority wishes to file an application, he will obtain price quotes from vendors within the state system and bring them to the Authority for their consideration at a future meeting. The replacement system will roughly have a local cost share of \$45,000 and will require a Federal Communications Commission (FCC) license. As long as the system is not relocated, the installation process will be much more streamlined.

In response to questions from the Authority member Davidson, Mr. Eberly explained that the AWOS is a group of equipment, including an elevated wind sensor located fifteen (15) feet higher than anything within five-hundred (500) feet of it. That sensor will remain in place. The remaining equipment sits outside and has to be located at least twenty (20) feet from anything metal such as a fence or a building that retains heat. It should be able to remain in the current location unless there is a more desirable place to relocate it. In addition, he explained that the transmitter is co-located.

Chairman Rutkiewicz explained that in 2013 the equipment was relocated near hangars D and E, which is a prime location for the Airport. Hopefully, the AWOS and the tower can stay in their current locations.

Public Comments Regarding Items Not on the Agenda – This section is for any public comments regarding items NOT on the agenda. In accordance with the rules governing the meeting, up to 10 speakers will be afforded 3 minutes to speak and will be respectfully heard by the Board without public display or approval/disapproval from the audience. The Board does not engage with speakers during their comments. The Board will listen to any questions or comments and take them into consideration but will ask the County Administrator or staff to correct any inconsistencies or false statements after the speaker has been heard without debate.

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

In response to questions from Authority member Lee Moody, Chairman Rutkiewicz explained that the Authority is exploring options for an onsite passive park to hold a couple of vintage/historic aircraft.

Authority member Lee Moody explained that there is a C-123, similar to one flown by

Newnan native Air Force Medal of Honor Recipient Colonel Joe M. Jackson located in New Bern, North Carolina that was damaged by a hurricane in 2016 and has not been flown since. In addition, the Authority would like to obtain an E-model helicopter ("Huey") that Newnan native and U.S. Marine Corps Medal of Honor Major Stephen Pless flew in Vietnam. The park would allow families and children to come and explore the aircraft.

In response to questions from Authority member Davidson, Chairman Rutkiewicz explained that he has not heard anything from the Federal Aviation Administration (FAA) regarding reservations for the upcoming World Cup Soccer Tournament.

Airport Manager Walker explained there are not any reservations in the Airport's system or those of any surrounding airports, such as the Dekalb-Peachtree Airport and the Hartsfield-Jackson Airport yet for the World Cup, and likely it will be similar to the Superbowl, with last-minute reservations.

Motion to: Adjourn

The Authority voted to adjourn the meeting.

RESULT: Passed (4 to 0)

MOVER: Edward Davidson

SECONDER: James Amey

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

ABSENT: Hank Moody