



Newnan-Coweta County Airport Authority

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

Regular Session

Minutes

Shannon Zerangue
County Clerk
770.254.2601

July 17, 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	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
Shannon Zerangue	County Clerk	Present
Autumn Payne	Deputy County Clerk	Present

The Newnan-Coweta County Airport Authority met in Regular Meeting Session on Friday, July 17, 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

Approval of Minutes

1. **Request Approval of the Minutes from the Regular Meeting Session Held on June 19, 2026**

Motion to: Approve

The Authority voted to approve the minutes from the Regular Meeting Session held on Friday, June 19, 2026.

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

Updates for the Authority

2. **Update from the Airport Manager**

Airport Manager Walker provided a brief update regarding the following:

- No increase in traffic related to the FIFA World Cup
- June fuel sales (40% increase over June 2025 and surpassed the record set in May 2026)
- Jason Goins' pursuit to install shade ports on the south end of the airfield under an existing Letter of Intent (LOI)

Mr. Walker also thanked Airport Engineer Phil Eberly for developing a schematic that makes use of previously unused property at the south end of the airfield. He noted that the project has received an approved FAA Form 7460 determination, clearing an important regulatory milestone. He explained that the site plan is expected to be

completed and presented to the Authority at the next meeting.

In response to questions from Authority member H. Moody, Mr. Walker explained that the proposed shade port development is designed to accommodate five (5) aircraft, and there is a strong demand for covered aircraft parking at the Airport. He further explained that the proposal includes reconfiguring the existing aircraft tie-down area to incorporate shade ports, along with reconstruction and resurfacing of the asphalt pavement. He advised that, because the existing tie-down area was constructed with federal funding, any modifications must comply with applicable FAA regulations and grant assurance requirements. In addition, he explained that Mr. Goins previously indicated a monthly lease rate of \$250 per aircraft, which is reasonable for the Atlanta market. In addition, security lighting and electrical outlets will be provided for tenant use and convenience.

In response to a question from Authority member Davidson, Mr. Walker explained that the shade port development will be located between the existing drainage area and the former Sheriff's Office dog kennel site.

In response to a question from Authority member H. Moody regarding paving the site, Chairman Rutkiewicz explained that two (2) potential development options were discussed. The first option involves constructing the tie-down improvements in the area adjacent to the former Sheriff's Office dog kennel. The second option would be to utilize the existing FBO (fixed-based operator) tie-down ramp.

Mr. Walker noted, that under the second option, the two (2) tie-down spaces closest to the taxiway would need to remain without shade structures because of primary surface restrictions. He also noted that utilizing the existing FBO ramp could provide a cost-effective alternative by reducing or eliminating the need for the County to provide a local funding match for repaving while still improving the availability of aircraft tie-down facilities.

In response to a question from Authority member L. Moody regarding factors attributing the Airport's record-setting fuel sales, Mr. Walker explained that the increase is primarily because of higher activity from charter and transient aircraft, including corporate and fractional ownership operators. He also noted a trend of fewer privately owned aircraft and greater use of charter services, which has contributed to increased fuel sales. He added that a Gulfstream aircraft conducting mapping operations was based at WarDaddy's hangars for approximately one (1) week and purchased approximately 2,000 gallons of fuel per day, which also contributed substantially to the Airport's record fuel sales.

In response to a comment from Authority member L. Moody, Mr. Walker explained that if the Gulfstream aircraft that has been conducting mapping operations is a long-term operation, the Airport may need to consider expanding its fuel storage capacity. The increased fuel demand placed significant pressure on the Airport's fuel storage capacity,

requiring fuel deliveries to be carefully scheduled to maintain an adequate supply. He also acknowledged that the fuel demand is a positive challenge for the Airport.

In response to a question from Authority member Davidson, Mr. Walker explained that the recent increase in jet fuel sales is attributed to Jet A fuel. Jet A sales have experienced strong demand and generally provide favorable margins because of lower product costs compared to other fuel types.

In response to a question from Authority member Davidson regarding the Airport's Automated Weather Observing System (AWOS) project, Mr. Walker explained that a request to fund the project has been included in the proposed Fiscal Year 2027 budget. If approved in the budget, the project can begin once the County's new fiscal year starts on October 1st. He noted that there are new companies entering the market that manufacture these systems, including Mesotech, which is being considered as a potential provider. The Authority will need to evaluate available AWOS system options prior to proceeding with the project to determine which system best suits the Airport's operational needs. He further explained that a formal Request for Proposal (RFP) process may not be necessary because the State has typically managed the procurement process for similar systems. He noted that Carrollton recently installed a new AWOS system through the state program and selected Mesotech as the provider. The State funded the installation, but the final selection of the system provider was determined by Carrollton. He recommended that the Authority obtain pricing from both available suppliers for consideration.

Mr. Eberly explained that in order to submit the application for funding to the State, cost estimates are required for inclusion on the funding request sheet. He noted that a quote has been received from DBT Transportation and a quote has also been requested from Mesotech. Both quotes will be provided to the Authority for comparison and review once the project reaches the point where funding allows the project to proceed.

In response to a question from Authority member Davidson regarding an anticipated timeline for the AWOS project, Mr. Walker explained that the project could be ready to proceed after October 1st if funding is approved in the County's FY 2027 budget.

3. Update from the Airport Sponsor

County Administrator Fouts provided a brief update from the Airport Sponsor. He reported that the County's annual budget process is nearing completion. The Public Hearing regarding the proposed Fiscal Year 2027 budget is scheduled on July 21, 2026 at 6:00 p.m., with adoption of the final budget anticipated on August 11, 2026. He noted that the County's fiscal year begins October 1st and explained that any project requests requiring inclusion in the upcoming budget cycle must already have been submitted by the various County departments.

4. Update from the Airport Engineer

Airport Engineer Phil Eberly provided an update regarding the AWOS project and runway overlay project.

Regarding the AWOS project, Mr. Eberly explained that the State recently completed a solicitation process under its new AWOS program and identified two (2) eligible vendors, Mesotech and DBT. Staff has obtained a quote from DBT and has requested one from Mesotech. In addition, staff will continue preparing for the project with the goal of proceeding once funding becomes available on or after October 1st. He noted that the new AWOS installation is planned for the same location as the existing system, which will provide cost savings by reducing site prep requirements.

Regarding the runway overlay project, Mr. Eberly explained that comments from GDOT are being incorporated into the project plans, which are expected to be resubmitted to GDOT next week for review. Staff has also begun coordinating with the contractor (C.W. Matthews) regarding a potential September construction schedule, contingent upon GDOT approval of the plans. He noted that tenants must receive at least 30 days' advance notice prior to any runway closure associated with the project. Should GDOT approval be received prior to the next Authority meeting, the Authority will be in the position to begin planning the project schedule, issue the required tenant notifications, and prep for construction.

In response to a question from Authority member H. Moody regarding the anticipated duration of the runway closure, Mr. Eberly explained that in accordance with FAA and GDOT bidding requirements, the construction contract is based upon a calendar schedule that allows approximately three (3) weeks of runway closure. As a general aviation airport, the Authority cannot require the contractor to work around the clock because doing so would significantly increase the project cost. However, the contractor, C.W. Matthews, may elect to extend work hours at its discretion, which could reduce the overall closure period. He emphasized that the tenant notifications will reflect the contractual closure period of approximately three (3) weeks, but if the contractor completes the work ahead of schedule, the runway will be reopened earlier than anticipated.

Mr. Eberly concluded his report by recognizing Ms. Amada Roston of Lead Edge Design Group. He noted that today is her ninth anniversary with the firm and announced that she had recently been recognized as one of Georgia's Top 100 Women in Engineering.

The Authority congratulated Ms. Roston on this prestigious achievement.

Supplemental Items

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

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, speakers will be afforded 3 minutes to speak.

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 personnel, litigation, and real estate issues.

Members in attendance included Chairman Rutkiewicz, Authority member H. Moody, Authority member L. Moody, Authority member Amey, and Authority member Davidson. Others in attendance included County Administrator Fouts, Public Works Administrator Handley, Airport Manager Walker, Attorney Lee, County Clerk Zernague, and Deputy County Clerk Payne.

Airport Consultant Dale Pepper, along with Airport Engineer Phil Eberly, Ms. Whitney Eberly, and Ms. Amanda Roston from Lead Edge Design Group were also in attendance.

RESULT: (UNANIMOUS)

MOVER: Edward Davidson

SECONDER: Hank Moody

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

Regular Session

Motion to: Return to Regular Session

The Authority discussed personnel, litigation, and real estate issues during Executive Session and voted to return to Regular Session.

RESULT: Passed (UNANIMOUS)

MOVER: Edward Davidson

SECONDER: Hank Moody

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

Affidavit

Motion to: Execute

The Board voted to execute the Affidavit and Resolution for Executive Session.

RESULT: Passed (UNANIMOUS)

MOVER: Edward Davidson

SECONDER: Hank Moody

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

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