

Peachtree City Airport Authority (PCAA)
Revised Regular Meeting Agenda
Thursday, February 12, 2026
NOT APPROVED

Members Present: Ken Fleming – Chairman, Elizabeth Pfingsten – Vice Chairman, Gary Zarlengo – Secretary/Treasurer, Bill Beckwith - Member, Margaret Amalfitano – Member, Kevin Brady – Alternate, Denver Garrett – Assistant Director of Operations and Maintenance, and Hope Macaluso, A.A.E. – Aviation Director

Not Present: Mark Oldenburg – Attorney

I. CALL THE MEETING TO ORDER

Ken Fleming called the meeting to order at 7:00PM.

II. PLEDGE OF ALLEGIANCE

III. OPENING REMARKS

Ken Fleming gave the opening remarks.

IV. PUBLIC COMMENT

Doug Maples from the Civil Air Patrol and Mark Davis from hangar D27 both made a public comment.

V. APPROVAL OF MINUTES

January 8, 2026, PCAA Regular Meeting

Elizabeth Pfingsten made a motion to approve the January 2026 meeting minutes, seconded by Bill Beckwith.

Motion carried (5/0)

February 3, 2026, PCAA Workshop Meeting

Gary Zarlengo made a motion to approve the February 2026 meeting minutes, seconded by Elizabeth Pfingsten.

Motion carried (5/0)

VI. REPORTS

Finance and Oversight

Gary Zarlengo gave the finance and oversight update.

Tenant Roundtable

There was not a tenant roundtable update.

Operations - Denver Garrett, Assistant Aviation Director, Operations and Maintenance
Denver gave an operations and maintenance update.

VII. FINANCIAL REVIEW

Aviation Director, Hope Macaluso, A.A.E.
Hope gave the financial report.

VIII. AGENDA ITEMS FOR DISCUSSION

26-02-01 Discuss Smoke Oil Storage in Hangars within NFPA Requirements

Ken read the most up to date communication letter regarding smoke oil storage.

IX. AGENDA ITEMS FOR ACTION

26-02-02 Consider Moving the Regular PCAA Meetings to a Different Day and Time

Elizabeth Pflingsten made a motion to approve moving the regular PCAA meetings to the third Tuesday of the month, seconded by Margaret Amalfitano.

Motion carried (5/0)
(For: Margaret, Beth, Ken, Gary, Bill)

26-02-03 Consider Lease Terms for Hangars D1-14

Gary Zarlengo made a motion to approve, leases D1 through D14 to be extended for five years, coterminous with lease D15, rent will be adjusted to fair market value effective September 30, 2026, and continue with the current CPI increases. The terms of the disclosure of the ground lease limitations will be included as part of the lease addendum, seconded by Bill Beckwith.

Motion carried (5/0)
(For: Margaret, Beth, Ken, Gary, Bill)

26-02-04 Consider New Rate for Tie-Down Leases

Gary Zarlengo made a motion to approve a new monthly rate of a \$100.00 for a single-engine and \$125.00 for a multi-engine aircraft monthly, seconded by Margaret Amalfitano.

Motion carried (3/0)
(For: Margaret, Ken, Gary. Nay: Bill. Abstain: Elizabeth)

26-02-05 Consider Revised FY2026 Operating Budget

Margaret Amalfitano made a motion to approve a revised FY2026 operating budget, seconded by Bill Beckwith.

Motion carried (5/0)

(For: Margaret, Beth, Ken, Gary, Bill)

26-02-06 Consider Replacing Meter on the AvGas Tank at the Fuel Farm

Elizabeth Pfingsten made a motion to approve /replacing the meter of the AvGas tank at the fuel farm not to exceed \$17,000, seconded by Gary Zarlengo.

Motion carried (5/0)

(For: Margaret, Beth, Ken, Gary, Bill)

26-02-07 Consider Proposed Price Increase by Michael Baker International

Gary Zarlengo made a motion to table the proposed price increase by Michael Baker International, seconded by Margaret Amalfitano.

Motion carried (5/0)

(For: Margaret, Beth, Ken, Gary, Bill)

X. ADJOURNMENT

Elizabeth Pfingsten made a motion to adjourn, seconded by Margaret Amalfitano at 8:41PM.

Motion carried (5/0)