

Peachtree City Airport Authority (PCAA)
Regular Meeting Minutes
Thursday, February 12, 2026
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.

- Hope, Ken and Gary spent the day at Trilith for the Fayette County Chamber of Commerce Economic Summit. Peachtree City and other cities in the county were represented, and Georgia Power was also present.
- Ken mentioned that at the January 22nd Fayette County Commission meeting Bill Beckwith was recognized for 30 years of service as a volunteer. In 1994 he was one of three people that reviewed the city and zoning ordinances. In 1995 he was appointed to the zoning board of appeals. He served 18 years on the planning and zoning committee and 30 years on the zoning board of appeals.

IV. PUBLIC COMMENT

- Doug Maples from the Civil Air Patrol asked the Authority to consider not raising the tie-down fees for the CAP's 3 spots. He advised they are a nonprofit organization, and they do not get any benefit from the national headquarters.
- Elizabeth addressed Doug's concern and said that the Authority is considering working something out with the Civil Air Patrol.
- Mark Davis from hangar D27 spoke. He has read through the ALP and feels that the airport has organically become big general aviation facility and a flight training center. He said that Peachtree City is a bedroom community and has no Fortune 500 companies. Trilith averages 1 movie a year and Hollywood averages over 1,200 a year. He does not think there are any big drivers of business at the airport other than a few charter flights. There are 190 airplanes that are based here and only 3 jets. This airport is a flight training hub, and that suits the community. He stated that we are not PDK (DeKalb-Peachtree Airport). The center of the business is in downtown Atlanta, and they want to go to PDK. He thinks the Authority should give everyone 50-year leases and build jet facilities on the other side of the runway but get the money upfront.

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.

- Our cash is at about \$1.9 million and it's up about \$100,000 for the month based on January performance.
- A suggestion was made at the February meeting, when we start doing redevelopment activities, to do a discounted cash flow model to help look at the cost benefit of what we decide to do. Gary's on the Authority for three more years and is going to make sure that happens on a regular basis when the airport takes on projects of reasonable size. He will make sure it's prepared and will be published so everyone can see the expectations and the summaries.

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.

- Key Performance Indicators
 - No wildlife was lethally mitigated from the airfield.
 - One reported bird strike.
 - N59EA: Piper PA-28
On 1/13/2026 at ~1430L a bird strike was reported by the pilots of this aircraft upon landing to airport management. The pilots observed that they struck at least one unknown bird when conducting pattern work. The bird strike impacted the left side horizontal stabilizer and had no effect on flight. Airport management filed a wildlife strike report corresponding to this incident with the FAA. Additionally, bird strike snarge was collected from the aircraft and sent to the Smithsonian for DNA analysis.
 - One reported aircraft incident.
 - N777ZM: Piper PA-31

On 1/29/2026 at ~1800L an FBO Lineman observed several Base Leg Maintenance personnel leaving their hangar and going to TWY F. The lineman approached these Base Leg Maintenance personnel and inquired as to what was going on? They advised that N777ZM was about to land and may be having mechanical issues with the landing gear as the gear indicator lights were not showing positive lock up and deployment. No emergency was declared corresponding to this incident. The aircraft safely landed at 1811L and exited the runway at TWY F & C and shut down so Base Leg Maintenance could inspect the aircraft. Soon after airport management was advised of this situation by FBO line staff and ordered them to conduct precautionary runway FOD inspection. This inspection was conducted and the runway was found to be free and clear of debris. Shortly thereafter the aircraft was repositioned to the area C ramp.

- No fire hazard incidents.
- No security incursions.
- Total aircraft operations were 9,360.
- Total jet operations were 149.
- We have tested out and purchased a new radio system to be used at the airport. This radio system is cell phone network based; it works in a similar fashion to the Nextel system of the past. Additionally, these radios pull from multiple cell phone providers and will work nationwide if the radios have cell phone signal. The radios will be setup to operate in groups. The groups are as follows.
 - Airport Management
 - FBO/Customer Service
 - Airport Maintenance
 - Mass Communication

Each radio will be programmed to have a home group based upon the role of the employee using the radio but can be manually changed to communicate with any group. Finally, every radio will be programmed to always monitor the mass communication group. Each radio will also be able to broadcast on this group. The mass communication group will only be used to disseminate messages of high importance that all staff need to know at once.

- Airport Maintenance has started prepping our mowers, tractors, bush hogs, and weed eaters for the upcoming mowing season. We will continue to use the mowing plan established last season for this season.
- Ken asked Denver if there would be a SOP written for radio procedures. Denver confirmed he has created an SOP.
- Bill asked if the mitigation included birds or just land animals. Denver answered that if birds are observed that have screamers and bangers (harassment mitigation) that they can shoot up to scare them. If they refuse to flee lethal measures can be taken. He confirmed the birds in this situation were local birds.

VII. FINANCIAL REVIEW

Aviation Director, Hope Macaluso, A.A.E.

- January Highlights
 - Revenues were ahead for the month mainly due to both fuels. All expenses were held down for an overall positive month.

- Our cash position increased.
- Grant Update
 - Runway Safety Area Study – We are still waiting on the word from GDOT on this grant.
 - ATCT Design – Updated Schedule:
 - 35% Submittal: March 6, 2026
 - 65% Submittal: April 3, 2026
 - 100% Submittal: May 1, 2026 (GDOT Review)
 - Issued for Bid: May 22, 2026
 - Bid Opening: July 2026
- As part of Hope’s involvement with the Association of Georgia General Aviation Airports, she was invited last week to the to testify in front of the House Transportation Committee in Atlanta. There's a potential bill that will be presented to protect the height zoning around airports. Hope had some testimony on that last week and was asked to sit on a committee to further testify on that piece of potential legislation.

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.
- PTC Fire Marshall Jenkins finds the way smoke oil is being stored is a violation of the National Fire Protection Agency (NFPA) requirements, and the fire department will enforce those requirements.
- Under “Airport Authority” on the website the letter has been posted for everyone to access.
- This is preliminary. The Authority will get a working group together to find a resolution, and the most important message is that safety is paramount.

IX. AGENDA ITEMS FOR ACTION

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

- The PCAA put out a survey to over 300 tenants regarding changing the day and time of the monthly meeting. They had 33 people respond and of the responses 66% were in favor of moving the meeting to the third Tuesday at 6:00PM.

Elizabeth Pfingsten 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 stated that the PCAA needs to be upfront and tell people about the lease terms. This needs to be addressed in the process. He is proposing, with every new lease we

acknowledge that there's no commitment for an extension beyond whatever term is originally signed. This doesn't mean the authority can't extend, but there's no promise, and it's very clear in writing. When the lease is assigned or sold you must tell the new party who's assigning or assuming the lease that this the situation, and they have to sign the document acknowledging the terms. Failure for any of the parties to do that shall void the lease.

- Gary added according to Mark Oldenburg this will be part of the terms and conditions of the lease and added as an addendum.
- Ken and Gary both agreed that the PCAA would be willing to give the tenants the option to get out of their lease early, if they have another option available to them.
- GDOT's last inspection report identified Area A as the worst surface area on the airport.
 - Hope said the PCAA can continue with pavement maintenance, but waiting until 2034 when the last lease expires will be a great expense to the airport.
 - Gary asked if they should renew the leases with the current CPI indicators, or should they do a fair market value analysis. Hope recommended doing a fair market value analysis.

Gary Zarlengo made a motion to approve, leases D1 through D14 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

- Hope confirmed that there are 290 based aircraft at the airport. Over 100 are tie-down leases. We have the third largest based aircraft in the state of Georgia. Due to the number of tie-downs and the pavement expenses she is proposing an increase in the monthly rent.
 - Hope also reported that the FAA updated their guidance in 2023 regarding the Civil Air Patrol. Under order 5190.6B, section 17.15. A -Reduced Rent "A sponsor may charge reduced rental rates to nonprofit aviation museums and aeronautical secondary and post-secondary education programs conducted by accredited education institutions. To the extent that civil aviation receives reasonable and tangible and intangible benefits from such use, a sponsor may also charge reduced rental rates specifically to Civil Air Patrol units who have aircraft operating at their airport." We do receive benefit from Civil Air Patrol being here.
 - The proposal is to increase a single engine to \$100 and a multi engine to \$125 per month. We also need to remove the CPI language from the lease and assess by fair market value moving forward.
- Ken stated as a matter of record, he would like to talk about the other airports that were compared. Cobb County - \$199, Fulton County - \$175, PDK- \$150, Gwinnett County - \$120, Cherokee County - \$95 a month, Paulding County - \$75, Cartersville - \$70, Auburn - \$60 (soon to be revised to \$125), Daniel Field in Augusta - \$50, Coweta County - \$45

and Augusta Regional - \$40. Pricing is all over the place and it is hard to find a comparable. Ken thinks the new rates are good middle ground.

- The last increase was a 12% increase in 2023. All the comparable airports are either city or county funded.
- Bill suggested a gradual increase instead of the whole amount.
- Hope mentioned that these are all month-to-month leases, and they will all need to be resigned and that all the tie-down pavement will eventually need to be repaved, and that will be at the airport's expense.
- Elizabeth added that her and her husband are current tie-down tenants. She came in and met with Ken and Hope to talk about the potential increase. The initial increase was going to be a 69% increase. After talking it through, she felt good about the \$100 monthly rate. She is not okay with increasing the CAP's rate. She will be abstaining from voting on this motion.

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. This rate will be locked in for 3 years. The Civil Air Patrol's monthly rate will remain \$74.00, seconded by Margaret Amalfitano.

Motion carried (3/1)

(For: Margaret, Ken, Gary. Nay: Bill. Abstain: Elizabeth)

26-02-05 Consider Revised FY2026 Operating Budget

- Hope said that we do not normally revise the budget. After the first quarter there were some standouts. This is a management tool used to see how we're doing each month and for Gary and Margaret to go through.
- There are some changes in revenue.
 - The tie-downs were increased.
 - There was an increase in private ground leases to include C6 and C7 starting May 1st.
 - Avgas and jet fuel sales have increased.
 - The cost of avgas is lower than anticipated.
- On the expense side of the page, there was some small adjustments.
 - We had a decrease in professional liability.
 - Our property and casualty insurance decreased.
 - Our staff bonuses increased.
 - Employee health care and HSA have increased.
- Hope shows a decrease in our net income from a projected \$642,000 to \$600,000 based on the first quarter.

Margaret Amalfitano made a motion to approve a revised FY2026 operating budget as submitted, 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

- Hope said that both the Academy of Aviation and US Aviation Academy, have requested to have their own avgas fuel trucks. Their business hours are beyond the FBO hours, and we sometimes get backed up with fuel calls and they must wait for their fuel requests to be fulfilled.
- All our meters on our fuel trucks are calibrated every year by the US Department of Agriculture. We called them to look at the meter at the fuel farm. We will need to make sure the meter at the fuel farm is calibrated correctly as the fuel will go from the fuel farm into the fuel truck. The current avgas meter is old, and they no longer make it.
- If we are pumping into a third party refueler the meter needs to be accurate. Hope is asking for \$17,000 to replace the meter on the fuel farm avgas tank.

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 suggested that Ken and Elizabeth meet with Michael Baker to see why there is a large increase.
- Ken clarified that our current contract with Michael Baker is until February 2027.

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)