

# **Habersham County Airport Commission**

## **Meeting Minutes**

May 12, 2026 at 9:00 a.m.

Executive Conference Room

Habersham County Administration Building

130 Jacob's Way, Clarkesville, GA 30523

The Habersham County Airport Commission held a regular meeting on Tuesday, May 12, 2026, at 9:00 a.m. in the Executive conference room in the Habersham County Administration Building located at 130 Jacob's Way, Clarkesville, GA, 30523.

**Members Present:** D. Higgins, Lawrence Bridges, Spencer Carr

**Members Absent:** Andy Anderson, Justin Schapansky

**Others Present:** Patti McLarty, Bill Harden, Kiani Holden, Lead Edge Design Group, Jeff Strickland, members of the public

**Call to Order:** D. Higgins called the meeting to order at 9:00 am.

**Invocation and Pledge:** Spencer Carr gave the invocation, and D Higgins led the Pledge of Allegiance.

**Adoption of Agenda:** Motion by Lawrence Bridges, seconded by Spencer Carr, and voted 3-0 to approve the agenda as presented.

**Public Comment:** None

**Approval of Minutes:** Motion by Lawrence Bridges, seconded by Spencer Carr, and voted 3-0 to approve the minutes of the April 14, 2026 regular meeting.

**Financials:** Kiani Holden presented the current financials dated April 30, 2026. April 2026 represents 83% of the fiscal year. Therefore, expenditures should be less than or equal to 83% of the FY2026 budget, while revenues should be at 83% at a minimum. Actual revenues collected were 56% of the total budgeted revenues, while operating expenditures were 63%. The bank balance as of April 30, 2026, was \$285,736. Kiani noted that expenditures remain slightly ahead of revenues, primarily due to the airport closure during the lighting project, which significantly impacted fuel sales. Fuel purchases made during April also contributed to the current numbers. Kiani stated that she was not overly concerned at this time because the airport is entering its busier season and revenues should begin to improve. D. Higgins asked if any fuel invoices remained unpaid, and Kiani confirmed that all current fuel invoices had been paid. Kiani stated that the airport should expect to receive its first invoice related to the lighting project within the next few weeks. Discussion then turned to the FY2027 budget. Kiani explained that the airport is currently operating close to break-even but is not generating enough excess revenue to support capital projects or loan repayment. She reiterated that fee increases, particularly hangar rent increases, will be necessary. Kiani confirmed that the proposed FY2027 budget currently includes a 25% increase in hangar rents in order to balance the airport operating budget.

**Approval of Financials:** Motion by Spencer Carr, seconded by Lawrence Bridges, and voted 3-0 to approve the current financials dated April 30, 2026.

## Reports:

**Fuel Sales and Airport Revenues:** Bill reported that during April 2026 the airport sold 8,575 gallons of Jet-A fuel, 646 gallons of full-service Avgas, and 7,566 gallons of self-service Avgas. Current self-service Avgas pricing is \$5.90 per gallon, and full-service pricing is \$6.80 per gallon. Additional revenues included \$90 in overnight fees, \$275 in call-out fees, \$350 in facility fees, and \$156.92 in oil sales. Total fees collected for the month were \$715.

**Airport Manager Update:** Airport Manager Bill Harden gave the update. Bill reported that the transfer switch on the Jet-A tank had been repaired after replacement parts were difficult to locate due to the age of the equipment. The damaged upper fence that had previously been struck by a vehicle has also been repaired and reinforced with additional concrete. Bill reported that fuel prices had fluctuated over the previous week, but prices had recently begun decreasing. He also stated that the airport has an open part-time position posted for summer help to assist with mowing, line service, and general airport maintenance due to staffing shortages. Bill advised that both airport mowers had recently been serviced and that a final walkthrough had been completed with Lead Edge regarding the lighting project. Several minor punch-list items were identified, including runway and taxiway lights that need adjustment or replacement, and additional grassing work around the project areas. Bill also reported that a new solar-powered light had been purchased for installation near the fuel farm and that additional weed spraying would be completed around the airport property. County crews have also begun mowing along the runway embankments and outer areas of the airport. He also reported that Wolfgang Haerle accepted Hangar E-3 and the paperwork would be completed.

Bill stated that he had recently received several inquiries from pilots asking whether the airport had a GPU available. Bill Harden stated that used diesel GPUs generally cost between \$15,000 and \$25,000 and could potentially generate approximately \$100 per hour in usage fees. Bill estimated that the airport could potentially generate 150 to 200 hours of annual usage, allowing the equipment to pay for itself relatively quickly. Kiani Holden agreed that the airport should move forward if a reasonably priced unit becomes available and requested that GPU fees be added to the proposed fee schedule.

Bill provided follow-up on the following items:

- Hangar Inspections – Five hangars remain to be inspected.
- CAA Application – The CAA Application will not be finalized until our fees are updated.
- AWOS and Weather camera update—Bill Harden and Phil Eberly discussed a proposed AWOS upgrade through Mesotech. Phil explained that the system is FAA approved and offers upgraded technology compared to current systems, including automated reporting, mobile app integration, backup capabilities, weather cameras, and cloud-based weather reporting. Phil stated that the upgraded system would cost less than comparable systems currently being installed at other airports and would help distinguish Habersham County Airport from neighboring airports by offering enhanced weather information and camera access for pilots.

**Airport Update:** Lead Edge Design Group – Phil Eberly gave the update. They have forwarded the punch list items to the contractor. There are several runway and taxiway lights that are overly bright and don't match the others. Grassing must also be established before the project is technically completed, and that can take months. There will be at least two more invoices for the project, with one being retainage. Lead Edge attended the ACCG conference in Savannah in late April. Spencer Carr raised concerns regarding the federal mandate phasing out 100LL fuel by 2030. Spencer stressed the importance of proactive planning for the transition to unleaded aviation fuel rather than waiting until fuel availability becomes limited and prices increase. Phil said we will not get funding for a new tank unless special funding is introduced, since fuel is a revenue generator. Phil Eberly explained that a new self-contained fuel tank would likely cost approximately \$150,000 installed, though additional improvements and relocation of the fuel farm could increase total costs. Discussion included the possibility of redesigning the fuel farm to improve future hangar development opportunities and adding a containment area. Kiani Holden suggested discussing future fuel contracts with fuel suppliers to determine whether tanks or equipment assistance could be

included as part of future agreements. She added that it's time to bid out our fuel contract. The board agreed that planning should begin sooner rather than later in order to avoid future supply shortages and higher costs. Spencer added that the refineries will start slowing down 100 LL production, and the prices will creep up. If we don't have a good transition in place, we will find ourselves with no way to generate revenue.

**Old Business:** None

**New Business:**

- Discuss/approve FY2027 Proposed Fee Schedule – Patti McLarty advised the board that updated fee schedules are needed for the county budget process. Extensive discussion followed regarding hangar rental rates and possible fee increases. Kiani Holden explained that the proposed budget currently assumes approximately \$33,900 in additional hangar revenue, which would result in an approximate 25% increase overall. The board discussed the differences between enclosed hangars, open-air hangars, square footage calculations, and premiums for larger end units. Kiani said the cost for a hangar should be between 23 cents and 29 cents per square foot, the lower being for the open-air hangars. Our current fees charge between 19 cents and 24 cents per square foot. Spencer Carr worked through several square footage calculations during the meeting and proposed a hybrid pricing structure based on both building type and approximate square footage rather than a flat percentage increase across all hangars. For the other airport fees, Bill and Kiani will work on those together, and Kiani will send the final list out to the board later in the week. Patti asked if additional fees for new services can be added to the fee schedule during the year, and Kiani said yes, if we are offering a new service. Patti suggested adding a fee for a GPU in case we get one. Kiani agreed with adding the GPU fee of \$100 per hour to the fee schedule.
- Review minimum standards document and recommend amendment regarding flight instruction - The board reviewed proposed changes to Section 19 of the airport minimum standards related to independent flight instructors/single service providers. Discussion focused on simplifying requirements for transient or non-based instructors while still protecting the airport through insurance requirements. Spencer Carr proposed amending the language to apply specifically to flight instruction “originating” at the airport and removing requirements numbered three and five from the section. Motion by Spencer Carr, seconded by Lawrence Bridges, and voted 3-0 to approve the amendment to Section 19 as discussed. Attorney Jeff Strickland stated that he would prepare a redline version for county approval.
- Curcio lease amendment update - Patti McLarty reported that lease amendments for Michelle's hangars had been prepared and sent several weeks earlier. Ms. Curcio has confirmed receipt and said that her attorney would review the documents.

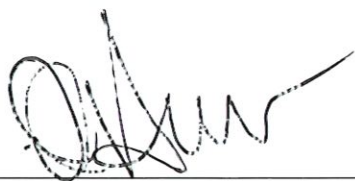
**Other Reports:** None

**Next Meeting:**

The next meeting is Tuesday, May 12, 2026, at 9 a.m. in the Executive Conference Room at the Habersham County Administration Building located at 130 Jacob's Way, Clarkesville, GA 30523.

**Adjournment:**

Motion by Spencer Carr, seconded by Lawrence Bridges, and voted 3-0 to adjourn the meeting at 10:59 a.m.



Chairman – D. Higgins



Secretary – Andy Anderson