



DeKalb County Airport Authority

2710 County Road 60 STE 200 | Auburn, IN 46706-9568

Jess Myers, President
Jerry Korchyk, Vice President

Donn Starkey, Secretary
Don Tribbett, Attorney

Brad Hartz, Member
Randy Fox, Member

MINUTES

August 16, 2019

DeKalb County Airport Authority Scheduled Meeting: The DeKalb County Airport Authority members met in the Conference Room of the DeKalb Airport for the regular monthly meeting which began at 1:00 pm. In attendance at the meeting were; President Myers, Vice-President Korchyk, Secretary Starkey and members Fox and Hartz, Airport Manager Couchman, Assistant Manager Hoit, Airport Maintenance employees Powell and Walter, Airport Attorney Don Tribbett, and John Feister from BF&S. In addition, Mr. Andy Perkins and Mr. Don Nelson were in the audience. Myers opened the meeting with the Pledge of Allegiance.

Approve Agenda: Myers presented the agenda for the August 16th, 2019 Board Meeting. Fox made a motion to approve the agenda with a second by Starkey. The motion passed unanimously.

Minutes: Myers presented the July 19, 2019 meeting minutes for approval. Korchyk made a motion to approve the previous meeting minutes with a second from Fox. Fox, Korchyk, and Starkey voted aye to approve the minutes while Hartz voted nay. The motion passed.

Claims: Myers presented the August 2019 claims dockets for approval. Starkey made a motion to approve the claims with a second from Korchyk. The motion passed unanimously.

Managers' Report:

Aviation Indiana Annual Conference: Couchman asked for a head count on attending the Annual Aviation Indiana Conference this year. Korchyk, Myers, Couchman and Hoit stated that they planned to attend, Fox asked that he be given until the first of the following week to commit due to a possible conflict.

Zoning: Couchman stated that there is a zoning change request headed to the BZA dealing with a new development in the Diamond Lakes Estates area. This will apparently not be part of Diamond Lakes but physically connected to the development. Henney Builders submitted the site proposal and proposed changes to zoning. They are asking for a change from current designation of A-2 Agricultural, to new designations of R1 Low Density Residential and R3 Village Residential. This change would not impact existing or proposed development at the Airport. The properties in question are located within the Airport Compatibility Overlay (ACO) zone AC6. While ACO zone AC6 allows for residential development, it requires that as part of the permitting process the Plan Commission must require each property owner to sign and record the County's standard noise sensitive use and non-remonstrance waiver forms. ACO zone AC6 also prohibits retention ponds but will allow detention ponds which are designed to drain dry after a rain event, within 48 hours. The letter from Brad Stump along with two maps were sent to the Zoning Administrator.

Couchman also stated that he has received a call from a resident of Diamond Lakes Estates regarding hundreds of geese on the existing ponds in the development. Chris Gaumer, Zoning Administrator located and sent via email covenants that are in place at Diamond Lakes requiring the HOA to control and mitigate the population of geese and other waterfowl in and around the ponds. Should the HOA fail in this mitigation, the Zoning Administrator has the power and responsibility to enforce the covenants. These covenants are on file in the Managers office of the DCAA and in the offices of the Zoning Administrator. Couchman will liaise with the resident that made the complaint and with the Zoning Administrator for potential action.

FBO Brief: None, reports sent via email.

Consultant/Engineer Report: Feister presented Work Order #10 for review and approval. This is the 10th work order associated with the BF&S Master Services Agreement dated October of 2014. The work order allows for permitting associated with the Wetland In-lieu Credit Program. Korchyk made a motion to approve and direct Couchman to sign Work Order #10, with a second from Starkey. The motion passed unanimously.

Attorney Brief: Tribbett stated that he had previously sent out the purchase agreement and lease-back agreement on the Don Nelson property for the Board to review. The purchase price is \$75,000.00 and the lease-back agreement is at no cost to Mr. Nelson and for 1-year. After some discussion, Starkey made a motion to approve the real estate purchase agreement at \$75,000.00 and the 1-year real estate lease-back agreement at no cost, with a second from Korchyk. The motion passed unanimously. Mr. Nelson then signed the purchase agreement at the meeting.

Tribbett also stated that he sent a letter to the owners of the real estate to the east, on the extended centerline, regarding the desire to purchase their property. Nothing has been heard back as of this date.

In addition, Tribbett reported that the Midwest Powerline lease has been wrapped up and a new lease was signed with AMPP, a subcontractor of AEP.

Committee Briefs: Couchman stated that the Open House Committee met again, the Wings, Wheels and Wagons event moving along nicely. We will need some help manning gates for the event. Korchyk stated that he would help out and Starkey asked Couchman to give him a ring ahead of the event to see if he was available.

Hartz stated that Vintage Chapter 37 will be having their breakfast the 4th Friday and they will also be flying Young Eagles on both September 14th and 15th.

Board Member Briefs: Korchyk stated that he appreciated the ability to fly on the B-17 from Valparaiso to DeKalb.

Upcoming Events: Couchman stated that the Ride for Recovery fund raiser will be September 7th. We will need just a little help with parking before the motorcycles arrive around 3:00 pm. There will be food, a speaker, a comedian, helicopter rides and music until 7:30.

Public Comments: None.

Adjournment: The meeting was adjourned at 1:54 pm.

**Next meeting September 20, 2019
Public Meeting at 1:00 PM
DeKalb County Airport
Glenn Rieke Terminal Building**

Jesse Myers – President

Jerry Korczyk – Vice President

Donn Starkey – Secretary

Brad Hartz – Member

Randy Fox – Member