



# 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**

**Bob Patterson, Member**  
**Randy Fox, Member**

## MINUTES

October 16, 2020

**DeKalb County Airport Authority Scheduled Meeting:** The DeKalb County Airport Authority members met in the DCAA Conference Room for the regular monthly meeting which began at 1:00 pm. In attendance at the meeting were; Myers, Korchyk, Starkey, Fox, and Patterson. Airport Attorney Tribbett attended via video conference. Airport Manager Couchman attended in person, and Assistant Airport Manager Hoit attended via video conference. John Feister from BF&S attended via video conference. Lara Gaerte from Century Aviation attended in person. Also personally in attendance was Susan Dickmeyer and Randy Warner. Myers opened the meeting with the Pledge of Allegiance.

**Approve Agenda:** Myers presented the agenda for the October 16, 2020 Board Meeting for approval. Korchyk made a motion to move Public Comment to the top of the agenda, just under Claims and to approve the agenda. Patterson seconded. The motion passed unanimously.

**Minutes:** Myers presented the September 18, 2020 meeting minutes for approval. Starkey made a motion to approve the previous meeting minutes with a second from Korchyk. The motion passed unanimously.

**Claims:** Myers presented the October 2020 claims docket for approval. Korchyk made a motion to approve the claims with a second from Fox. The motion passed unanimously.

**Public Comments:** Susan Dickmeyer asked the Board if they would be willing to extend their lease at the current rate rather than having the rent increase on November 1, 2020 as the contract currently states. After some discussion, it was decided that the lease would be extended, under the current terms, until December 31, 2020. The issue will be addressed again at the December 18, 2020 DCAA Board Meeting. Starkey made the motion to extend the lease until December 31, 2020 under the current terms and direct Tribbett to draft the extension document. Korchyk seconded. The motion passed with Myers, Korchyk, Starkey and Patterson voting in the affirmative and Fox voting nay.

**Manager Brief:** Couchman stated that the Board had previously approved accepting and signing AIP Grant 3-18-0004-028-2020 for CR 62 construction/extension. The grant that came out from the FAA was actually 3-18-0004-029-2020. This is because there was a plan B grant option that we had started down the path on at the request of the FAA as grant 28 which was just NPE money, but then the full discretionary amount was awarded as grant 29.

Patterson made a motion to approve accepting and signing AIP Grant 3-18-0004-029-2020 with a second from Korchyk. The motion passed unanimously.

Feister explained that E&B paving is looking for a 30-day extension to the contract documents on constructing CR 62 due to the desire to get some work done on the bridge structure this year prior to the extreme cold months, and the need to wait until warmer weather for pavement next year. Starkey made a motion to grant an additional 30-days to the CR 62 construction contract with E&B with a second from Fox. The motion passed unanimously.

Couchman stated that we have appraisal and review appraisal documents to start the appraisal on 6135 CR 31 after October 31, 2020 as previously agreed upon. After some discussion, Starkey made a motion to approve Couchman to sign the appraisal and review appraisal documents and to commence with the appraisal after October 31, 2020 with second from Patterson. The motion passed unanimously.

Couchman stated that there is still a significant amount of personal property left on the Nelson property and the lease expires October 31, 2020. After some discussion, Starkey made the motion to direct Tribbett to draft a letter to Nelson letting him know that if he is not completely vacated by October 31, 2020, he will owe \$1,000.00 per month commencing November 1, 2020. The motion was seconded by Fox and passed unanimously.

Couchman stated that Mr. Curt Martin approached him for help in paying for his damaged aircraft via rent abatement. This is the aircraft that was damaged due to wind blowing the hangar door into the aircraft spinner. The board discussed that this was considered an “act of god” by the insurance company and as such is not something that the Airport is liable for. Further, concerns were raised about setting a precedent in helping Mr. Martin out. The total bill for repairs was \$550.00. If we allowed any rent abatement or payment to Mr. Martin and a catastrophic event occurred where a tornado or fire damaged multiple aircraft, we may be required to pay for all those damaged aircraft. Our federal grant assurances require us to treat every tenant equally. It was decided that we can’t participate in paying for repairs on Mr. Martin’s aircraft.

**FBO Brief:** Gaerte previously sent out graphs and charts to the Board. She stated that business is picking up. In particular flight training seems to be doing very well along with aircraft rental. AvGas is doing fairly well. Jet fuel is still down. Rental cars were down and it seems as though corporate charter seems to be picking up even though based corporate still are not flying.

**Consultant/Engineer Report:** Feister reported that E&B Paving will begin construction the week of November 9<sup>th</sup>. There will be a pre-construction meeting on October 30<sup>th</sup>. The potholing to determine the depth of the high-pressure gas line will also occur on the 30<sup>th</sup>. BF&S is starting on design of the grade and drain portion of the runway extension and plan on going out to bid early in 2021.

Feister then advised the Board that there will be a virtual CIP Meeting with the State and the FAA on November 12 at 9:30 am. We would like at least one board member present. Jess Myers will let us know if he can attend and Donn Starkey stated that he would be available if needed. The CIP Meeting we will be discussing the funding for the next phase of the runway extension.

Zachrich Construction would like to meet next week to walk the site and get the layout completed ahead of the project start. John will contact Couchman next week with more info.

Feister updated the Board on Toby. There has been a setback in Toby’s condition. The tumor ended up being malignant. He asked that we keep him and his family in our thoughts.

**Attorney Brief:** None.

**Committee Briefs:** None.

**Board Member Briefs:** Fox noted that he will be scheduling a meeting with Chris Gaumer to discuss how we feel that we were treated poorly by the previous zoning administrator, which is what got us into a lawsuit, and that the letter recently sent out by Gaumer on the proposed pond to the south feels like the same thing. After some discussion, Couchman was directed to get Fox the language that we proposed to change in the UDO ahead of that meeting.

**Upcoming Events:** The EAA Vintage Chapter 37 will be hosting a breakfast this Saturday morning the 17<sup>th</sup>.

**Public Comments:** None.

**Adjournment:** The meeting was adjourned at 2:34 p.m.

**Next meeting November 20, 2020  
Public Meeting at 1:00 PM  
DeKalb County Airport  
Glenn Rieke Terminal Building**

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Jesse Myers – President

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Jerry Korczyk – Vice President

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Donn Starkey – Secretary

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Bob Patterson – Member

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Randy Fox –Member