



# DeKalb County Airport Authority

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

Jess Myers, President  
Jerry Korchyk, Vice President

John Chalmers, Member  
Don Tribbett, Attorney

John Kruse, Member  
Randy Fox, Secretary

## MINUTES

April 19, 2024

**DeKalb County Airport Authority Scheduled Meeting:** The DeKalb County Airport Authority met for the regular monthly meeting which began at 1:00 pm. In attendance at the meeting were; Myers, Korchyk, Chalmers, Fox, Kruse, Couchman, Hoit (virtually), Airport Attorney Tribbett, John Feister from BF&S, community members Tony and Lara Gaerte and Jim Hatfield, County Council Member Rick Collins, and Scotty Hepler from Sweet Aviation. Myers opened the meeting with the Pledge of Allegiance.

**Approve Agenda:** Myers presented the agenda for the April 19, 2024 Board Meeting for approval. Fox made a motion to approve the agenda, Korchyk seconded. The motion passed unanimously.

**Minutes:** Myers presented the March 15, 2024 meeting minutes for approval. Korchyk made a motion to approve the meeting minutes, with a second from Fox. The motion passed unanimously.

**Claims:** Myers presented the April 2024 claims docket for approval. Korchyk made a motion to approve the claims with a second from Kruse. The motion passed unanimously.

**FBO Brief:** Hepler stated for the month of March they have sold 16,541 gallons of Jet-A and 1,592.06 gallons of AvGas. There was 1 aircraft rental, 31 training sessions, 11 simulator sessions, 4 discovery flights, and 1 flight review. The first 2024 Ground School is complete and the second is starting. There were 17 maintenance jobs last month. There are now 11 hangar tenants. The fuel farm transition from AvGas to Jet-A is now complete and we are now dispensing fuel from the tank. The first Lunch on the Fly was a success today with 93 attendees.

**Manager Brief:** Couchman presented the Corporate Hangar Construction document that details the amount required to be spent for us to grant one-year's land lease and the fact that we also would construct the associated ramp and connecting taxiway. He stated that the formula and the document has not been updated since the early 2000's and it needs to be. He suggests increasing the amount required per year granted from \$23,500 to \$32,250 (a 30% increase) and removing the statement that we will construct the associated ramp and connecting taxiway. In the early 2000's, the ramp and taxiways could be constructed for around \$100,000.00. The last one we did was around \$500,000.00 and we just can't continue this practice. After significant discussion, Fox made a motion to remove the ramp and associated taxiway construction and to increase the dollar amount required per year of land lease to \$35,250.00. Korchyk seconded. The motion carried unanimously. Couchman will update the document and send it out to the Board for review prior to posting back to the website.

Couchman then stated that he had previously sent out a lease for the ADS-B tower. Mr. Tribbett has been working with L3Harris on the lease. He asked that the Board approve him signing as soon as he is comfortable with the form of the lease. Korchyk made a motion to authorize Mr. Couchman to sign the ADS-B Radio Site Agreement with L3Harris when it has been redrafted to his satisfaction. Chalmers seconded. The motion passed unanimously.

**Consultant/Engineer Report:** Feister asked for Board Action to approve AIP 35 Pay Request 6 for FAA reimbursement in the amount of \$5,349.67 total, 90% Fed \$4,815.00, 5% State and Local \$267.00. Fox made a motion to approve AIP 35 PR6 with a second from Chalmers. The motion passed unanimously.

Feister then briefed the Board on the current project. We are currently approximately two weeks behind schedule. One of the reasons is that during last year's project, 5 of the conduit runs between the light cans were dislodged and concrete seeped into the light cans and blocked the continuous conduit run across the threshold. The contractor did not disclose that to us last year and it was not observed by the FAA inspector. This year they have been trying to remediate the issue, however, even if they succeed, the FAA will ultimately have final approval of their remediation. Couchman stated that Feister is going to ask for Board approval to submit AIP36 Pay Request 5 for FAA reimbursement somewhere north of \$500,000.00. He suggested that the Board consider amending the payment already approved in the claims to Fleming Construction by removing the amount owed to Michiana, somewhere in the neighborhood of \$150,000.00, and also amending AIP36 Pay Request 5 by the same amount. After significant discussion, Feister asked the Board for action to submit AIP36 Pay Request 5 for FAA reimbursement subject to a new total that subtracts any electrical scope items from the progress estimate. Kruse made a motion to approve submitting AIP36 PR5 minus any electrical scope items from the progress estimate to the FAA and to cancel the current check to Fleming Excavating (Check # 14551 in the amount of \$505,122.34) and reissue minus any electrical scope items. The motion was seconded by Chalmers and passed unanimously.

Feister then went on to say that the second reason we are behind schedule is that the majority of the work we are doing this year is for FAA owned and maintained infrastructure. The FAA approved the design, and we received bids for the work. Now, after the bid opening, the FAA has made numerous changes to the scope of the project. This has resulted in changes in work and new pay items to the project in the amount of just under \$200,000, we expect more. This change order is not ready for Board action yet. It has been very difficult for the contractor, the engineer,

and the airport to keep up with all the changes while still staying on schedule. He stated that he still has confidence that we will meet our deadline and have instrument approach procedures by October 31st.

He stated that Taxiway A Paving and Lighting Project will advertise in May. He asked for Board action to advertise the Taxiway A Paving and Lighting Project. Korchyk made a motion to approve advertising the Taxiway A Paving and Lighting Project with a second from Fox. The motion passed unanimously.

**Attorney Brief:** None.

**Board Member Briefs:** Fox reported that we had 940 single engine operations in March, 50 multi-engine, 111 helicopter, 83 jets.

Korchyk will not be in attendance in May and neither will Chalmers. Chalmers will attempt to dial in.

Kruse reported the Airport renaming group decided to move forward with the survey and not include any suggested names and instead leave a blank space for suggestions. Chalmers asked if that sounded reasonable. There were no objections. There was some discussion about who the survey should be sent to.

Kruse reported that we received information from MKS on the Southside development and he suggested that we put up a sign with the maps to help advertise the area. Couchman will get pricing.

**Upcoming Events:** Young Eagles on May 4 and May 11, VAA Fly-In Drive-In Breakfast April 27<sup>th</sup>, Ford Tri-Motor June 20-22<sup>nd</sup>.

**Public Comments:** Mr. Collins stated that the Council appreciates Randy Fox giving his report monthly. They feel very informed about what's going on at the Airport.

**Adjournment:** The meeting was adjourned at 2:23 p.m.

**Next meeting May 17, 2023  
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 Korchyk – Vice President

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John Chalmers – Member

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John Kruse – Member

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Randy Fox –Secretary