

DeKalb County Airport Advisory Board (AAB) Minutes

The DeKalb County Airport Advisory Board met on Monday, December 9th, 2024 at 6:00 PM via Zoom Video Conference call.

Members Present: Doug Miller (AAB Chair), Will Childs, Mike Reeves, Reuben Jones

Members Absent: Chris Richard, Larry Scheinpflug (Vice Chair)

Others Present: Interim Airport Director Hunter Hines, and Interim Deputy Director / Noise and Environmental Analyst Korey Barnes

The meeting was called to order at 6:15 p.m. by AAB Chair, Doug Miller.

Approval of Minutes: Motion to approve the October 2024 minutes was made by Mike Reeves and seconded by Hunter Hines. Motion passed unanimously.

I. Information/Old Business

A. Airport Director's Report delivered by Interim Airport Director (Hunter Hines):

1. LED Airfield Lighting Project:

Working with contractor (Trinity Electrical) and engineers on project start. Now expected to start in February 2025. Project will be a 3-month duration.

2. Rules and Regulations:

Received final draft from consultant but waiting on red-line version for final recommendations to the AAB. Hopefully will have by next meeting.

3. Landing fees:

Proposal to amend the county code to include language to state that we can charge landing fees. Much discussed in prior meetings. Discussions are ongoing now with Legal. Will bring before the BOC once complete. Anticipate this early next year.

4. Lease amendment #2 for Peachtree Aviation:

Hunter deferred to PDK Airport Legal Representative, Joyce Foster. Foster explained that the Airport will provide for a rent credit to Peachtree Aviation to do some capital improvements to the leasehold: extension of the apron and replace several sections of hangar slab to enhance safety issues that are being dealt with by Peachtree Aviation and to also to allow the lessee to continue using the leasehold in an optimum condition. Rent credit will extend over a 5 year period and will be a reduction in Peachtree Aviation's rent of \$395,215.00 over the five year period. Current monthly rent is \$14,804.17. New rent starting January 1st with rent credit would be: \$9,315.17. Peachtree Aviation is located on the north end of the airport off Taxiway A (north of Signature).

- Budget analysis has been sent out. Capital improvements will commence on January 1st and continue through Dec. 31st 2030. Representative from Peachtree Aviation, Niki Arjmand was on the call and expressed Peachtree Aviation's appreciation in being located at PDK.

- Board Member Reuben Jones asked: Why was a new survey required? Joyce Foster answered that the property adjoined another property so it required a refresh on boundary lines. Reuben Jones asked a follow-up question: Why the immediate rent reduction when the project hasn't started? Joyce Foster answered that the term of the lease and when it expires was taken into consideration and the credit is going to be set up in the best plan for the airport revenue stream. Inspection will be done when capital improvement is complete. Peachtree rep Niki Arjmand said they are ready to go and see their improvements as adding some value to this airport leasehold.

- Joyce Foster stated that as soon as this is approved by BOC PA can begin the work.

- Reuben Jones asked some further questions regarding insurance reimbursement if building destroyed. Joyce Foster explained how it works and how everything is reviewed by the County Risk Manager and BOC before a lease is created. Joyce recommends having a risk manager speak to the AAB.

- Board Member Will Childs asked about the reconciliation process. Joyce answered that Peachtree will provide all capital improvement invoices to BOC.

Motion to approve Lease amendment #2 was made by Board Chair Doug Miller. Board Member Mike Reeves made motion to pass and Reuben Jones seconded. Motion adopted unanimously. Motion is now moved forward as an agenda item for consideration for approval by BOC. Joyce Foster stated that hopefully Board feedback will be available in January or February. The proposal will also has to go through the Operations Committee.

Noise and Environmental Analyst Report October 2024: - N&E Analyst, Korey Barnes delivered the following report:

The October 2024 Noise Report will be posted on the website in its entirety: **Total operations were 18,783** which is an increase of 12.31% as compared to October 2023. There were 557 voluntary curfew operations. Total 2024 year-to-date operations are **170,725** as compared to the total operations as of October 2023 of 176,520. In October 26% of operations were on a southerly flow, 72% were to the north, and 2% were on the NW/SE runway. **Noise complaints:** 41.2 households made 1,400 complaints. Minus the top two households, the average was 16.3 complaints per household. The majority of the complaints were made between 12:00 PM and 05:59 PM (46%). The Complaint Percentages by Zip Code chart shows that 39% of the complaints originated from the **30345**-zip code. A total of 275 advisory letters were sent to aircraft operators who flew during the Voluntary Curfew Period who were not identified as MedEvac and/or other emergency flights. Regarding High Noise Events, 25 advisory letters were sent to the operators whose aircraft exceeded the high noise event threshold(s).

Noise and Environmental Analyst Report November 2024: - N&E Analyst, Korey Barnes delivered the following report:

The November 2024 Noise Report will be posted on the website in its entirety: **Total operations were 13,556** which is a decrease of 7.86% as compared to November 2023. There were 345 voluntary curfew operations. Total 2024 year-to-date operations are **184,281** as compared to the total operations as of November 2023 of 163,578. In November 55% of operations were on a southerly flow, 42% were to the north, and 3% were on the NW/SE runway. **Noise complaints:** 49.8 households made 1,494 complaints. Minus the top two households, the average was 14.4 complaints per household. The majority of the complaints were made between 12:00 PM and 05:59 PM (47%). The Complaint Percentages by Zip Code chart shows that 39% of the complaints originated from the **30345**-zip code. A total of 182 advisory letters were sent to aircraft operators who flew during the Voluntary Curfew Period who were not identified as MedEvac and/or other emergency flights. Regarding High Noise Events, 33 advisory letters were sent to the operators whose aircraft exceeded the high noise event threshold(s).

Motion to accept the October and November 2024 Noise Reports was made by Reuben Jones and seconded by Mike Reeves. Motion passed unanimously.

B. **Other:**

- Board Chair Doug Miller asked all on the Board to reach out to their commissioners and push to get Board appointments. Three new commissioners for Districts 3, 4, 7 will be starting in January per Hunter Hines. Doug Miller asked if new commissioners will need to reappoint current AAB members? Hunter Hines answered: Yes.
- Member of the Public in person stood up and talked about a new book being put together to talk about what is happening in the evolution of aviation to motivate youth.

II. **New Business:**

NONE

III. **Public Comments:**

Director of Open DeKalb, Larry Foster asked Interim Airport Director Hunter Hines about the progress of the vote on Sky Harbor. Hunter stated that the report from HMMH will not be available until March, and it will be made available for the public to view. Larry Foster asked on behalf of public member Jaime Dutro if the Sky Harbor revenue projection calculations were available. Hunter Hines said that he is in touch with Jaime on email and will try to get it to him this week. Board Chair Doug Miller also asked that Board get a copy of report.

Motion to adjourn was made at 7:20 p.m. Motion to accept was made by Reuben Jones and Mike Reeves.

Submitted by:

Lori Bell

Lori Bell (Secretary)

Approved as Submitted:

Doug Miller

Doug Miller (AAB Chair)