

1 ST. AUGUSTINE - ST. JOHNS COUNTY AIRPORT AUTHORITY

2 Regular Meeting

3 held at 4796 U.S. 1 North

4 St. Augustine, Florida

5 on Monday, January 22, 2007

6 from 4:02 p.m. to 6:00 p.m.

7 * * * * *

8 BOARD MEMBERS PRESENT:

- 9 BOB COX, Outgoing Chairman
- WAYNE GEORGE, Secretary-Treasurer
- 10 RANDY BRUNSON
- JOHN "JACK" GORMAN
- 11 SUZANNE GREEN
- KELLY BARRERA

12 * * * * *

13 ALSO PRESENT:

14 DOUG BURNETT, Esquire, Rogers, Towers, Bailey,
15 Jones & Gay, P.A., 170 Malaga Street, St. Augustine,
FL, 32084, Attorney for Airport Authority.

16 EDWARD WUELLNER, A.A.E., Executive Director.

17 BRYAN COOPER, Assistant Airport Director.

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JANET M. BEASON, RPR, RMR, CRR, FPR

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St. Augustine Court Reporters

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1 P R O C E E D I N G S

2 MR. COX: Ladies and gentlemen, would like to
3 call to order the meeting for January 22nd of
4 2007. And first order of business will be the
5 Pledge of Allegiance, please.

6 (Pledge of Allegiance.)

7 MR. COX: As many in the room know, we had an
8 election this year, and we've got one new board
9 member on, and two were reelected. I'm the --
10 going to be outgoing chairman here, so I -- I
11 would like to welcome on board Ms. Kelly Barrera.
12 And I will turn the meeting over to Buzz.

13 And I appreciate your -- your help. And I
14 appreciate everybody's professionalism and being
15 able to work with you for the last four years.
16 So, have a good next four years. But I'm going to
17 be on board watching over your shoulder. So...

18 MR. BRUNSON: Thank you, Bob.

19 MR. GEORGE: Well, you know, there's one

20 thing, that I asked Bob to come up and start the
21 meeting because it just seemed like that was the
22 appropriate thing to do.

23 But before you get a chance to leave, it's
24 not only appropriate, but it's a pleasure on my
25 part, to talk about Bob's, you know, contribution

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1 on this board.

2 For four years, Bob has been very diligently
3 attacking the problems and coming up with some
4 good sound solutions. And the last year, giving
5 us his guidance as a chairman, he's done a heck of
6 a job. I think we need to give him a round of
7 applause.

8 (Applause.)

9 MR. COX: Thank you. Oh, man.

10 MS. LUDLOW: Camera?

11 MR. GEORGE: And we expect this to be
12 prominently displayed on the panel of your
13 airplane as you're flying and going up and down.
14 But it basically says, "To Robert J. Cox in
15 grateful appreciation for the service and
16 leadership to the St. Augustine-St. Johns County
17 Airport Authority, 2003 to 2007, and Chairman,
18 2006."

19 MR. COX: Thanks so much. As I fly low down

20 6, I'll hold this out for you.

21 MR. GEORGE: Photo op?

22 MS. LUDLOW: Yes, we have to get something

23 for the paper.

24 MR. GEORGE: Where is the paper?

25 MR. MARTINELLI: Okay. Since I'm the only

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1 one with a camera here...

2 MR. GEORGE: With that thing?

3 MR. GORMAN: Those work well.

4 MR. WUELLNER: We have a camera. I just
5 don't know why we're not getting it.

6 MR. GEORGE: That's all right. Mr.
7 Martinelli will send you a copy of his, so...

8 MR. COX: Thanks. Thank you very much
9 everybody. Appreciate it.

10 MR. BRUNSON: Thank you, Bob.

11 MR. WUELLNER: We'll stage it later, I guess.

12 3. - OATH OF OFFICE - MS. KELLY BARRERA

13 MR. GEORGE: Well, the next phase of the
14 agenda for this meeting is officially to welcome
15 Kelly for the -- to the board. She's already been
16 participating in workshops and -- and behind the
17 scenes, because I hear some of the things that
18 she's asked. And it's great to have you on the
19 board. But I think at this time, our -- our legal

20 counsel needs to give you the oath of office.

21 Then after that, you can call us by first names.

22 MR. WUELLNER: Just stand.

23 MR. BURNETT: Yeah, we'll stand and do it.

24 MR. BRUNSON: Why don't you go around here.

25 MR. GEORGE: I think you need to get here for

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1 a photo op.

2 MS. LUDLOW: That's right.

3 MR. BURNETT: Actually, you know what I've
4 got -- I need to do that real quick.

5 MR. WUELLNER: We've got -- we've got one
6 coming here, so...

7 MR. BURNETT: If you would, raise your right
8 hand, please.

9 I do solemnly swear --

10 MS. BARRERA: I do solemnly swear --

11 MR. BURNETT: -- that I will support, protect
12 and defend --

13 MS. BARRERA: -- that I will support, protect
14 and defend --

15 MR. BURNETT: -- the Constitution and
16 government --

17 MS. BARRERA: -- the Constitution and
18 government --

19 MR. BURNETT: -- of the United States and the

20 State of Florida;

21 MS. BARRERA: -- of the United States and the

22 State of Florida;

23 MR. BURNETT: That I -- that I am duly

24 qualified to hold office --

25 MS. BARRERA: That I am duly qualified to

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1 hold office --

2 MR. BURNETT: -- under the Constitution of
3 the State;

4 MS. BARRERA: -- under the Constitution of
5 the State;

6 MR. BURNETT: And that I will well and
7 faithfully --

8 MS. BARRERA: That I will well and
9 faithfully --

10 MR. BURNETT: -- perform the duties --

11 MS. BARRERA: -- perform the duties --

12 MR. BURNETT: -- of the St. Augustine-
13 St. Johns County Airport Authority --

14 MS. BARRERA: -- of the St. Augustine-
15 St. Johns County Airport Authority --

16 MR. BURNETT: -- as board member --

17 MS. BARRERA: -- as board member --

18 MR. BURNETT: -- on which I am now about to
19 enter --

20 MS. BARRERA: -- upon which I am now about to

21 enter --

22 MR. WUELLNER: -- so help me God.

23 MS. BARRERA: -- so help me God.

24 MR. BURNETT: Congratulations.

25 MS. BARRERA: Thank you.

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1 4. - ELECTION OF OFFICERS - 2007

2 MR. GEORGE: The next part of our meeting is,
3 as you know, at the first meeting in January, we
4 elect offices. We have the president and the
5 secretary/treasurer that we need to -- to elect,
6 and I will open the floor for nominations for
7 both. Do it --

8 MR. BRUNSON: May I --

9 MR. GEORGE: -- all at one time.

10 MR. BRUNSON: May I make a statement --

11 CHAIRMAN: Yes, sir.

12 MR. BRUNSON: -- before you do that? I -- I
13 just want to make a statement. And -- and not
14 saying that I'm one of these people that's got
15 more to do than they can do, but I will tell you
16 that I'm reelected to president of the Builders
17 Council this year as president. I'm heavily
18 involved in the Chamber. I'm chairman of the MPO
19 transportation -- thing, and this year, I would

20 like -- not like to be considered as any officer.

21 Having said that, I -- whoever agrees to

22 accept the nomination for chairman and

23 secretary/treasurer, I think it's an extremely

24 important position and -- to accepting that. We

25 all work for a living, but I -- every effort

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1 should be made to attend the meetings.

2 And I would like to -- and ask legal counsel
3 about this, the -- the chairman works close with
4 the director before the meetings to make sure that
5 it moves along. But it's almost impossible for
6 the chairman to be at every meeting, so I would
7 like to suggest, Mr. Attorney, that we consider
8 having a vice-chairman. And that person, knowing
9 that the chairman is not going to be in
10 attendance, should step in and work close with the
11 director to make sure the agenda's carried along.

12 MR. GEORGE: Now, for your information --

13 MR. BRUNSON: Now, I could make that in a
14 motion, but I -- but I know that would have to be
15 in a motion, but that's my suggestion just now.

16 And what I would hope that would happen, once
17 y'all make your nominations, that the chairman
18 would consider that.

19 MR. GEORGE: Okay. For your information,

20 when the chairman is not here, the
21 secretary/treasurer steps in. That's the -- the
22 chain of command as it's stated now. So to put
23 another office in there --

24 MR. BRUNSON: Well -- yeah. To me, the
25 secretary/treasurer has enough to do with -- as

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1 you know. That's an extremely time-consuming
2 thing. So -- and -- and really, I truly believe
3 that every person sitting around this room could
4 be chairman or secretary/treasurer. So, this is a
5 suggestion that I wish that we would consider.

6 MR. GEORGE: I would suggest that after we
7 get into the agenda, you know, for approving it,
8 that you ask -- ask that to be added to the agenda
9 and we can discuss that.

10 MR. BRUNSON: And we can -- and since -- and
11 since, as Ms. Green said, that we might put it on
12 the agenda for next time, so if anybody wants to
13 have any public comment on it, we can talk about
14 it next time.

15 MR. GEORGE: Does it require changing our
16 charter at all or --

17 MR. WUELLNER: No.

18 MR. GEORGE: Okay. All right.

19 MR. BRUNSON: That's all I have.

20 MR. GEORGE: The floor is now open for
21 nominations for chairman and secretary/treasurer.
22 Jack?
23 MR. GORMAN: I'd like to nominate Suzanne
24 Green for chairman. I'll have a second nomination
25 later. I just think that she does -- she's done

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1 it before. She did such a wonderful job of just
2 moving things along. Simple as that.

3 MR. GEORGE: Okay. Suzanne?

4 MS. GREEN: I'll accept.

5 MR. GEORGE: Can you accept that?

6 MS. GREEN: I can do it.

7 MR. GEORGE: Okay. I have a nomination for
8 secretary/treasurer, and that would be Kelly. I
9 think it's a wonderful place to learn the ground
10 roots of what's going on here and how the money
11 flows and everything. And that is so key to our
12 success of the master financial plan, if you will,
13 to understand that. And if you would accept it, I
14 think you'd do a great job for us and you'd learn
15 a lot.

16 MS. BARRERA: Are you sure you don't want to
17 do that? From what I understand, you've done a
18 very good job with that position.

19 MR. GEORGE: Well, I think that the more

20 other people, you know, get involved in it, the

21 better off we are, so...

22 MS. BARRERA: Okay. Well, I would accept it

23 then.

24 MR. BRUNSON: And I would like to second

25 that.

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1 MR. GEORGE: All right.

2 MS. BARRERA: I would second Suzanne's
3 nomination --

4 MR. GEORGE: Okay.

5 MS. BARRERA: -- as chairman, given the
6 fact --

7 MR. GEORGE: Okay.

8 MS. BARRERA: -- that I understand that she
9 has had a strong -- she was a strong chairperson
10 when she was chairman before. I've heard that out
11 in the community, Jack. So, I would second what
12 you had to say.

13 MR. GEORGE: Okay. Any other nominations?

14 (No further nominations.)

15 MR. GEORGE: I move the nominations be
16 closed. I have a second on that?

17 MR. BRUNSON: I second that.

18 MR. GEORGE: Okay. Then that's the way it
19 is, then. Suzanne is the chairman and Kelly is

20 the secretary --

21 MS. GREEN: I'll make a motion we accept the

22 slate, the nominations.

23 MR. GEORGE: Oh, okay. Probably a good idea.

24 Okay. We've closed the nominations. And I guess

25 we need to have a vote. Do we all accept the

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1 slate, you know, as presented? All in favor, say
2 aye.

3 MS. GREEN: Aye.

4 MR. BRUNSON: Aye.

5 MR. GEORGE: Aye.

6 MS. BARRERA: Aye.

7 MR. GORMAN: Aye.

8 MR. GEORGE: Opposed? No? So, I will turn
9 the seat up here over to you.

10 CHAIRMAN GREEN: Oh, all right. I could have
11 sat there.

12 5. - APPROVAL OF MINUTES

13 CHAIRMAN GREEN: Okay. I think the next
14 order of -- that we have is the approval of the
15 minutes. Did everyone get to read -- have a copy
16 of their minutes, as they were so nicely
17 provided --

18 MR. BRUNSON: I make a motion we approve the
19 minutes as --

20 CHAIRMAN GREEN: Okay. Any objections to the

21 minutes?

22 (No objections.)

23 CHAIRMAN GREEN: Hearing none, we'll approve

24 the minutes as presented.

25 Financial report, Mr. George?

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1 6. - ACCEPTANCE OF FINANCIAL REPORT

2 MR. GEORGE: I don't have any financial
3 report, other than --

4 CHAIRMAN GREEN: I didn't see one. That's
5 why I was wondering.

6 MR. GEORGE: I didn't see one --

7 CHAIRMAN GREEN: Okay.

8 MR. GEORGE: -- so I don't think we had --

9 MR. WUELLNER: It's not ready yet.

10 MR. GEORGE: It's not ready.

11 CHAIRMAN GREEN: Can we move that then to the
12 next meeting? Is that okay with everybody? So
13 we'll have time to review it? All right. So,
14 that will be for the end of last quarter? The
15 year-end?

16 MR. GEORGE: I think it's on the back page,
17 what it is, but yeah.

18 7. - APPROVAL OF AGENDA

19 CHAIRMAN GREEN: Agenda approval, the agenda

20 has been presented. I think, Mr. Gorman, you
21 might -- do you want to add your other items, or
22 would you rather do it in a workshop?

23 MR. GORMAN: I will add my items at the next
24 meeting, because I have a little bit of research
25 to do.

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1 CHAIRMAN GREEN: Okay. And then we can get
2 information out to the public and then --

3 MR. GORMAN: Right.

4 CHAIRMAN GREEN: So they can hear about it.

5 MR. BRUNSON: Madam Chairman, I would like to
6 make a motion that we amend the agenda, based on
7 my time, that the agenda item, discussion and
8 direction of the county charter --

9 CHAIRMAN GREEN: Yes, sir.

10 MR. BRUNSON: -- be moved to after airport
11 leasing activities.

12 CHAIRMAN GREEN: Any objections?

13 MR. GEORGE: Move it to after what?

14 MR. BRUNSON: Airport leasing activities.

15 MR. WUELLNER: After project updates.

16 CHAIRMAN GREEN: Project updates.

17 MR. GEORGE: Project updates? Fine with me.

18 Good idea.

19 CHAIRMAN GREEN: Because I know you have

20 another meeting to attend. Is that okay with

21 everybody?

22 MR. GEORGE: Okay.

23 CHAIRMAN GREEN: Okay. That's fine.

24 Mr. Wuellner, if we can just amend the agenda.

25 Any objections?

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1 (No objections.)

2 CHAIRMAN GREEN: Agenda will be so amended.

3 Any other -- yes?

4 MS. BARRERA: I wanted to hit on your

5 suggestion about the vice-chairman.

6 CHAIRMAN GREEN: Uh-huh.

7 MS. BARRERA: I think that that is something

8 that should be discussed and added to the agenda.

9 CHAIRMAN GREEN: For today?

10 MS. BARRERA: For today.

11 MR. BRUNSON: We -- we suggested maybe we put

12 it for the next meeting --

13 CHAIRMAN GREEN: Right.

14 MR. BRUNSON: -- so they could have public

15 comment, if any.

16 CHAIRMAN GREEN: Sure.

17 MR. BRUNSON: And it's not a rushed agenda

18 item.

19 CHAIRMAN GREEN: And -- and I will be here

20 February 26th, so far, unless we change the

21 meeting date.

22 MR. BRUNSON: Yeah.

23 CHAIRMAN GREEN: But I do think it's

24 important if we change agendas, and sometimes we

25 have to do it the day of the meeting -- but just

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1 so the public has information, if they have any
2 comment, that we put it out there so at least they
3 can see it and know it's coming. But if that's
4 okay, can we put it on the agenda for next
5 meeting?

6 MR. WUELLNER: Oh, sure.

7 CHAIRMAN GREEN: Discussion regarding a
8 vice-chair?

9 Okay. Other exceptions, then the agenda will
10 just be amended to add the movement of the charter
11 proposal. And others -- other items, the
12 workshop, we can discuss at the very end, pick a
13 date, and the vice-chair.

14 8. - REPORTS

15 CHAIRMAN GREEN: Reports? Ron Sanchez, any
16 report from the Commission?

17 COMMISSIONER SANCHEZ: I don't have anything
18 new to add. You had asked me to look into the
19 hurricane relief fund --

20 CHAIRMAN GREEN: Yes, sir.

21 COMMISSIONER SANCHEZ: -- with the County's

22 involvement. And you asked me to look into a

23 partnership on insurances and so forth. And the

24 said last time you tried that, the attorney's

25 office seemed to be the problem; at the very end,

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1 they iced the whole deal.

2 So, I started with the attorney's office, and
3 I guess they iced the whole deal. No, I'm only
4 kidding. They are very, very busy over there, but
5 they are looking into it. And the County Attorney
6 and I met last week, and he told me they were
7 looking into that.

8 There's some questions out as to if the
9 County is going to co-op with someone else on
10 insurances. So, all of this is up in the air at
11 the same time.

12 But I don't have those answers for you this
13 time. Hopefully next meeting. I don't have
14 anything really new.

15 CHAIRMAN GREEN: Okay. Thank you very much.

16 Any other -- okay. Mr. Slingsluff?

17 MR. SLINGLUFF: Just some news. Earlier this
18 month, we had the Marines here with a squadron of
19 their V-22 Osprey aircraft. We had six of them

20 here. They'll be back again this -- this weekend.

21 MR. MARTINELLI: It's on.

22 MR. SLINGLUFF: They'll be back again this

23 weekend for extended operations for about four

24 days. So, everyone should just be aware of large

25 aircraft. Thank you.

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1 CHAIRMAN GREEN: Thank you. Mr. Nehring,
2 Northrop Grumman?

3 MR. NEHRING: Nothing.

4 CHAIRMAN GREEN: No? No report?

5 MR. NEHRING: No report.

6 CHAIRMAN GREEN: Mr. Thompson, S.A.P.A.?

7 MR. THOMPSON: Following in Mr. Roderick's
8 footsteps, I do have a few things. I think the
9 first thing, that the membership is very excited
10 because we're finally seeing dirt moving around,
11 construction going on, and maybe this is all
12 really going to happen. And there -- by and
13 large, everybody's just absolutely tickled to
14 death.

15 I've got some anecdotal evidence that maybe
16 some of the new signs are helping with people
17 stopping at the gates and using the gates as they
18 should use them. I don't know what anybody else's
19 observation has been, but this seems to be a

20 little better, as I watch it.

21 A couple of the guys went down to Sebring to

22 a light-sport aircraft expo two weekends ago, and

23 there they met a gentleman from over in Alabama

24 who is involved with an amphibious light-sport

25 aircraft, or a water craft, which he brought over

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1 this past weekend and used the facilities here.

2 And he apparently is very, very excited about

3 St. Augustine Airport and St. Augustine. And I

4 guess he's going to talk about trying to put a

5 gathering of these light-sport aircraft amphibs

6 together to come over here. I think that's --

7 that's a wonderful thing for us.

8 You know, we're dealing with unmanned aerial

9 vehicles, both domestically, watching the borders,

10 and over in the war fighting zone. We have

11 unmanned spacecraft. We have unmanned

12 submersibles that are exploring the depths of the

13 ocean. And S.A.P.A.'s leadership, like the

14 Airport Authority's leadership, is also unmanned,

15 and we're very happy about that. That was a joke,

16 folks.

17 Now, Len Tucker -- Len Tucker might get upset

18 about that, since he is the token male on the

19 S.A.P.A. board, but everybody knows that Debbie

20 does all the work for Len. Thank you.

21 CHAIRMAN GREEN: Thanks, I think.

22 MR. BRUNSON: Mike, I think Reba would have

23 some comment about that. It is not "unwomaned,"

24 is it, Reba?

25 MS. LUDLOW: That -- that's right.

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1 MR. BRUNSON: She is the president.

2 MS. LUDLOW: They said it didn't matter that
3 we were female.

4 MR. THOMPSON: All I said was "unmanned."

5 MS. LUDLOW: Very well put. Very well put.

6 CHAIRMAN GREEN: Thank you. Bjorn? I did
7 not see Bjorn. Anyone? No reports?

8 Okay. Mr. Burnett?

9 MR. BURNETT: I've been working on a number
10 of things, and I guess two of them are on your
11 agenda, which I'll wait and talk about then, which
12 is the Flagler development matter and the charter
13 proposal. So, that's about it. I don't
14 specifically have anything to report other than
15 you'll hear me talk later.

16 CHAIRMAN GREEN: Okay. And David, tower,
17 charts.

18 MR. WUELLNER: Chart.

19 CHAIRMAN GREEN: Chart.

20 MR. WUELLNER: About -- have a complete year
21 snapshot here of traffic count. Finished about
22 8,300 ops below last year. I believe the
23 number -- I was trying to remember exactly what it
24 was, but it seemed to me it was about 116,000
25 operations, was the annualized number this year.

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1 CHAIRMAN GREEN: But like you said in our
2 workshop, we're right with the forecast, though,
3 from our Master Plan. Any board comment?

4 MR. BRUNSON: I think it's interesting to --
5 a comment also made in the workshop, per capita
6 income of how many operations we have compared to
7 the population of other cities of how much lower
8 it is with bigger population. So, to me, that
9 means a lot.

10 CHAIRMAN GREEN: Uh-huh. Okay. Thanks, Ed.

11 I do want to introduce one party I know is
12 going to speak later on a very important topic.
13 But Tina McGough? If you just want to introduce
14 yourself so we know who you are. Most of us do.
15 But you're chairman of the St. Johns County
16 Citizens for Charter, right?

17 MS. McGOUGH: That's correct.

18 CHAIRMAN GREEN: And I'm hoping you're going
19 to speak with us when we move that up on the

20 calendar and address it?

21 MS. McGOUGH: That's correct.

22 CHAIRMAN GREEN: Thanks so much for joining

23 us.

24 MS. McGOUGH: Provided I'm still awake by the

25 time you get to it.

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1 CHAIRMAN GREEN: Well, we're going to move it
2 up.

3 COMMISSIONER SANCHEZ: I'll nudge you.

4 CHAIRMAN GREEN: Thanks. Committee reports,
5 MPO?

6 9. - COMMITTEE REPORTS

7 MR. BRUNSON: MPO did not meet last month
8 because of the holiday season, but we will be
9 meeting on February the 7th. And I already have
10 the agenda, and our February meeting, that the
11 board should be full of excellent MPO things.

12 CHAIRMAN GREEN: Seen a lot in the press
13 about it; that's why I'm thinking you're going to
14 have a full agenda.

15 MR. BRUNSON: Really full agenda. Probably
16 have two meetings in February.

17 CHAIRMAN GREEN: Okay. Any other board
18 comment?

19 (No board comment.)

20 CHAIRMAN GREEN: EDC?

21 MR. GEORGE: Economic Development had their

22 quarterly breakfast last Thursday. I couldn't

23 attend. But Joe Boles gave a good presentation on

24 what's going on in the city there. They are also

25 working on our industrial park.

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1 Ed was telling me that he spoke to them this
2 past week and they're just now getting the scope
3 of work, you know, defined. So, hopefully the
4 activity on analyzing it through county needs and
5 everything will be forthcoming.

6 MR. WUELLNER: And if anybody would like a
7 copy of that, I'll be happy to forward it along to
8 you, get it to you via e-mail, the study design, I
9 think they call it.

10 CHAIRMAN GREEN: Intergovernmental?

11 MR. WUELLNER: Did not meet this month.

12 MR. BRUNSON: No.

13 CHAIRMAN GREEN: And the Aerospace Academy?

14 MR. WUELLNER: Meet -- I don't think they
15 meet again until February.

16 CHAIRMAN GREEN: Right. That's my
17 understanding. 27th?

18 MR. WUELLNER: 2nd, I think.

19 CHAIRMAN GREEN: February 2nd?

20 MR. GEORGE: Madam Chairman?

21 CHAIRMAN GREEN: Yes, sir.

22 MR. GEORGE: Do we need to realign who our

23 members of the board that are on these various

24 committees are?

25 CHAIRMAN GREEN: I think that's up to us

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1 board, but I would like to keep some consistency
2 with -- you've been so involved in EDC and MPO,
3 knowing -- unless somebody feels that I guess it's
4 too much or they need the time or whatever. I've
5 been doing the Aerospace Academy with Bob and with
6 Ed.

7 MR. GEORGE: Okay.

8 CHAIRMAN GREEN: So, unless somebody else
9 wants to join, that's fine with me.

10 MR. GEORGE: I think you've been -- Jack,
11 you've been doing the --

12 MR. GORMAN: I'd like to stay on the
13 Intergovernmental -- I haven't been on it that
14 long.

15 CHAIRMAN GREEN: Yeah.

16 MR. GORMAN: Because it doesn't meet that
17 often.

18 MR. GEORGE: Good.

19 CHAIRMAN GREEN: Well, if anyone --

20 MR. BRUNSON: Certainly, I would like to stay

21 with MPO --

22 CHAIRMAN GREEN: MPO?

23 MR. BRUNSON: Since I'm going to be

24 chairman -- yeah.

25 MR. GORMAN: I'd like -- I'd like to be --

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1 I'd like to stay as the alternate for the MPO

2 because I know how it works already, you know.

3 MR. BRUNSON: And I would appreciate that.

4 MR. GORMAN: And I'm an educated alternate.

5 CHAIRMAN GREEN: Okay.

6 MR. GORMAN: All right.

7 CHAIRMAN GREEN: And I know, Kelly, you

8 addressed some interest in the academy. Maybe if

9 I -- because Bob and I were doing it before, maybe

10 you could --

11 MS. BARRERA: I would very much like that.

12 CHAIRMAN GREEN: All right. If that's all

13 right?

14 MR. GEORGE: Sounds good to me.

15 CHAIRMAN GREEN: We can cover it with all of

16 us doing something.

17 Okay. Project updates?

18 10. - PROJECT UPDATES

19 MR. WUELLNER: Yes, ma'am. Outstanding

20 projects, as we know them today, are the south
21 area apron development project; T-hangar
22 development, which goes in the same area; hangars
23 8, 9, and 10; seaplane ramp improvement project;
24 and we've got marketing and public relations and
25 leasing activities on the report today.

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1 Taxiway Foxtrot and apron project, pleased to
2 report the work continues down there. They're
3 probably three or four days ahead of schedule as
4 it stands right now. Even after a slowdown around
5 the holidays, as would be expected, I think we're
6 still on track for an April turnover to us for --
7 for the FAA portion of the job.

8 The -- the infrastructure associated with the
9 T -- the T-hangar development, I think as I
10 report, the next here is that that is at DRC, or
11 will be shortly -- I'm sorry -- is submitted to
12 DRC, and shortly thereafter, we'll -- we'll be
13 able to release the infrastructure portion
14 assuming we can get a satisfactory price
15 negotiated as a change order to the Taxiway F
16 contract. And the hangars themselves will be put
17 out to bid probably within the next 30 to 60 days.
18 So, as -- it's all coming together. But it will
19 probably be late fall or this time next year, the

20 worst case, where you're actually in buildings

21 down there. Just nature of the beast.

22 MR. GEORGE: A couple of comments. As

23 they -- the area back there is controlled by the

24 contractor, and they are responsible for security

25 for work for injury or whatever. So, if you want

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1 to take your car and drive it back just because
2 it's a four-wheel drive, I speak from experience;
3 you get chewed out when you do that. So, you
4 might want to check with them and get approval to
5 go in there.

6 A couple of things. One other thing. Ed, I
7 have asked for a layout of what we're actually
8 going to do back there. And I think you gave me
9 one. And I'm just concerned that everybody else,
10 the only layouts that we have are the ones that we
11 had a big discussion about, about well, let's move
12 this around, let's maximize this. And -- and I
13 think it would be a good idea to distribute
14 that --

15 MR. WUELLNER: Okay.

16 MR. GEORGE: -- and have some at the next
17 meeting.

18 MR. WUELLNER: Be happy to do that.

19 MR. GORMAN: And it will be ready by then.

20 Because I'm really -- in other words, this board
21 appointed me to keep track of that whole
22 situation. And it is going to come to fruition
23 (sic).

24 There has not been any large changes
25 whatsoever. There'll be one that you will like,

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1 Mr. George, in the fact there's been a little
2 connection of a -- of a taxiway that will make
3 things be able to go in round fashion, rather than
4 have any dead-ends.

5 MR. GEORGE: Okay.

6 MR. GORMAN: But it's basically all the same.
7 They've had to tweak things, but you can't even
8 see the tweaks, they're that small.

9 MR. GEORGE: But those tweaks are in line
10 with --

11 MR. GORMAN: With everything we wanted to do.

12 MR. GEORGE: -- everything that the board
13 approved last --

14 MR. GORMAN: Same number of units --

15 MR. GEORGE: -- November, wasn't it?

16 MR. GORMAN: Same number of units. Same
17 costing.

18 MR. GEORGE: Because at one time we were
19 talking about 63 --

20 MR. GORMAN: No.

21 MR. GEORGE: -- units, weren't we?

22 CHAIRMAN GREEN: Huh-uh.

23 MR. GORMAN: Right now -- I've got Andrew --

24 MR. GEORGE: It's okay. If it's the same

25 number, that's fine.

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1 MR. GORMAN: It -- it's the same number.

2 MR. GEORGE: Okay.

3 MR. GORMAN: Every -- everything, really,
4 basically. They've just moved things a foot here
5 and a foot there.

6 MR. GEORGE: Okay. Third item is I've had a
7 lot of questions from the public about having a
8 park out on the end. And -- and I know that's in
9 our Master Plan.

10 You got any wild guess or -- of when the
11 planning will start for that and when that might
12 come about? Because I think, also, Grumman is
13 being awarded -- isn't it an airplane that was
14 taken out of service, and they offered it to us
15 about six, seven months ago? And at that time,
16 some of us were talking about putting it in the
17 park --

18 CHAIRMAN GREEN: The park.

19 MR. GEORGE: -- you know, as appreciation to

20 Grumman, but also so that the kids could see it

21 out there.

22 MR. WUELLNER: The -- the actual planning of

23 the park could start anytime you -- you desire to

24 do that. We'll -- you know, there's a lot of work

25 to be done to get that into a meaningful project

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1 per se.

2 MR. GORMAN: I might say that has so much
3 public support.

4 MR. WUELLNER: Yeah. I think it's a great
5 idea. And we'll follow up with the Grumman
6 thing --

7 MR. GEORGE: Okay.

8 MR. WUELLNER: -- because it's been a while
9 since I've heard anything on that.

10 MR. GEORGE: What does it take from us as a
11 board then to give them the direction to go ahead
12 and start the planning process?

13 CHAIRMAN GREEN: I would like to see the
14 sketch that you did so we know where it's located.
15 I mean, I know we have an idea, but I meant
16 specifics to go from there, and once we see that
17 maybe next meeting and say, okay, since we're
18 looking at it here --

19 MR. GORMAN: Right. The -- the existing

20 planning --

21 CHAIRMAN GREEN: Right.

22 MR. GORMAN: -- for the hangars facility

23 dictates what's left for the park, yeah.

24 CHAIRMAN GREEN: Correct.

25 MR. GORMAN: That does -- that makes sense.

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1 MR. GEORGE: Because it will show -- what you
2 come in with next time will show the perimeter
3 road?

4 MR. GORMAN: It -- I'm looking at Andrew. We
5 should be able to --

6 MR. WUELLNER: Yeah. Conceptually, that
7 hasn't --

8 MR. GORMAN: The same as, yes.

9 MR. WUELLNER: That part hasn't changed.

10 MR. GORMAN: That'll be fine.

11 MR. WUELLNER: Or meaningfully changed,
12 anyway.

13 MR. GEORGE: Well, just conceptually have it
14 on there, because I think a lot of us are going to
15 be using these types of things to go to other, you
16 know, meetings and give presentations on what's
17 going on at the airport, so...

18 MR. GORMAN: The -- conceptwise, it should be
19 able to be discussed in depth at that point.

20 MR. GEORGE: And we can -- okay. Fine.

21 That's next meeting, so...

22 CHAIRMAN GREEN: We'll have that for the next
23 meeting.

24 MR. GEORGE: Okay. Fine.

25 CHAIRMAN GREEN: All right.

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1 MR. BRUNSON: And -- and then we can start
2 talking about money.

3 MR. WUELLNER: Yeah, exactly. Which will be
4 the next obvious question.

5 All right. Construction, as you know, is
6 underway and actually nearing completion. I would
7 expect that by the next Airport Authority meeting
8 at the end of February, we should basically be
9 finished with 8, 9, and 10, and awaiting a final
10 CO, if we don't have it by then. It's -- it's I
11 think due at this point to be delivered to us
12 mid-February. I want to say it's the 13th. But
13 just because they're substantially complete
14 doesn't mean we can occupy it quite yet. But
15 it'll be -- should be shortly thereafter that it's
16 available.

17 I would expect also, in -- in kind of tying
18 that with the leasing activity part of this, that
19 you will have three leases for 8, 9, and 10 to be

20 presented to you at the same meeting, at
21 February's meeting. So, that should finalize
22 getting people into those buildings. A minimum of
23 three leases.

24 MR. GEORGE: Ed, is it true that -- I just
25 want to make sure that everybody on the board

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1 knows that we have zero space for corporate
2 hangars, and they are one of our biggest dollar
3 amount per square foot?

4 MR. WUELLNER: For this size hangar, that is
5 correct. It will require additional
6 infrastructure at this point to do something else.

7 MR. GEORGE: Okay.

8 MR. WUELLNER: We may be able to squeeze --
9 as part of what we were doing in the south area --

10 MR. GEORGE: Right.

11 MR. WUELLNER: -- we may be able to squeeze
12 one small -- you know, one -- like one of these
13 units, not a three-unit size building down there
14 in the 7,000 square foot range. We might be able
15 to squeeze one more down on the south. But
16 otherwise, we need to get serious about working
17 some infrastructure, grant projects, and see if we
18 can't get something, which is going to require
19 some land deals and everything else to make it

20 work.

21 MR. GEORGE: Just so that everybody on the
22 board knows, that, you know, when you talk about a
23 T-hangar, you're talking a thousand to 1300 square
24 feet. When you talk about the row down by the
25 gate down here that Len Tucker has his hangar --

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1 Bob I think is in there, also -- those are
2 3,000-foot hangars. And -- but for corporate,
3 you're looking at 7- to 10 -- 10,000, and that's a
4 good moneymaker at \$6 a foot, where everything
5 else is at \$4.50 or \$5. And what's the backlog
6 like?

7 MR. WUELLNER: There's at least, I would say,
8 8 or 10 for that size hangar, easily.

9 MR. GEORGE: Yeah. Okay.

10 MR. BRUNSON: This is a joke. Let's tear
11 down Jack Gorman's hangar and yours and we'll put
12 corporate hangars there.

13 MR. GEORGE: Sounds good to me.

14 MR. MARTINELLI: That's not a joke.

15 MR. GEORGE: Mine has a wrecked airplane in
16 it, anyway, so...

17 MR. WUELLNER: Yeah. Well, I'm not touching
18 that. All right.

19 MR. GEORGE: Nobody else is, either.

20 MR. WUELLNER: Yeah. Seaplane ramp project,
21 permitting is still underway. I think we've
22 gotten through most of the difficult issues with
23 DEP and -- and everybody else that's involved, and
24 it's still on track to get this thing finished by
25 the end of March, which is tied to the expiration

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1 date of the grant. So, hopefully things are
2 coming together pretty quickly here, finally.

3 Any argument over that, Bryan? Meaningful
4 argument?

5 MR. COOPER: There's -- there's some issues.
6 The Water Management District.

7 MR. WUELLNER: That will give you something
8 to do tomorrow.

9 All right. Leasing activities, I've
10 mentioned 8, 9, and 10. So, we're looking at
11 likely occupancy in March for -- for those
12 buildings. And that concludes what I have. So,
13 we've moved the charter --

14 CHAIRMAN GREEN: Yes, sir.

15 MR. WUELLNER: -- ahead. I will swap
16 computers with her.

17 MR. GEORGE: You skipped one of the charts.
18 It was marketing and public relations.

19 MR. WUELLNER: I think I deleted the slide --

20 MR. GEORGE: Oh, okay. Fine.

21 MR. WUELLNER: -- accidentally.

22 MR. GEORGE: But we in our workshop had

23 discussed -- and I'm sorry I didn't bring it up as

24 an added agenda item -- to establish a PR

25 committee. But maybe we could put that on the

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1 agenda for next time.

2 MR. BRUNSON: I would -- I would suggest
3 that.

4 MR. GEORGE: Okay.

5 CHAIRMAN GREEN: Okay.

6 MR. WUELLNER: I'll add it to the --

7 MR. GEORGE: Add it to the next meeting's --
8 yeah.

9 CHAIRMAN GREEN: Maybe before -- when we do
10 that, between now and then -- and I'd like to talk
11 to Jack, because he's got good ideas on that. And
12 I have some ideas on these press releases, as
13 Mr. Cox gave me good direction on that one. You
14 and I talk on the phone or something so we have
15 some idea as to --

16 MR. WUELLNER: No.

17 CHAIRMAN GREEN: Forget it? No, no, no. I'm
18 sorry. Not -- I understand. But people's --
19 not -- you know, but submit ideas to Ed as to what

20 we may want for a PR committee. I know you have
21 some, I have some. But anyone else on the board
22 that does, what parameters we want the PR
23 committee to do.

24 MR. GORMAN: Can we submit -- or we should be
25 able to submit via e-mail to Mr. Burnett our

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1 ideas, and then they are distributed boardwise,

2 correct?

3 MR. WUELLNER: Yeah.

4 MR. GORMAN: Without any issues.

5 MR. WUELLNER: What you -- what you cannot do

6 is respond to the e-mail.

7 CHAIRMAN GREEN: E-mails, right.

8 MR. GORMAN: We just don't respond to one

9 another. We submit them to him. He -- he's --

10 MR. GEORGE: That's what you use the staff

11 for, Mr. Wuellner.

12 CHAIRMAN GREEN: Staff can do it.

13 MR. WUELLNER: Yeah. He -- he's effectively

14 Staff in that regard.

15 MR. GORMAN: Well, I'm just saying.

16 MR. BURNETT: The only difficulty you get is

17 say, for example, Mr. Gorman you send me your

18 thoughts, and I circulate that to the other

19 members, and then effectively, whoever's first to

20 give me their thoughts for me to circulate is the
21 only person I should circulate, because then the
22 question -- the questions -- it's called into
23 question of anyone who then forwards me their
24 ideas to circulate to the group, whether that's in
25 response to your comments or not.

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1 So, it's best to not circulate them, to be
2 honest with you.

3 CHAIRMAN GREEN: That's my suggestion.

4 MR. BURNETT: Submit them to Staff and let Ed
5 put together a staff report related to the issue,
6 and then he's got what -- what is at least the
7 best that he can get for your thoughts and
8 whatever he can come up with, as well, for putting
9 together a staff report.

10 CHAIRMAN GREEN: Similar to the questions we
11 had in the workshop, people submitted them and
12 they were proposed, and we can do it that way.

13 MR. WUELLNER: Exactly.

14 CHAIRMAN GREEN: I just wanted the board to
15 have some kind of input, or public, too, what
16 you'd like to see out there, if they can submit it
17 to Staff, and then we'll have some direction.

18 MR. GORMAN: So, we -- we can see all
19 submissions, though, whether or not the director

20 feels that they're good, bad, or indifferent. We

21 can --

22 MR. WUELLNER: Right. Absolutely.

23 MR. GORMAN: -- see our submissions.

24 CHAIRMAN GREEN: Yeah.

25 MR. GORMAN: That's fine.

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1 11. - COUNTY CHARTER PROPOSAL DISCUSSION

2 CHAIRMAN GREEN: Okay. Since we took that
3 off and added -- we're done with the project
4 updates. Then we're going to switch to the action
5 item and move the county charter -- charter
6 proposal discussion up.

7 Ms. McGough?

8 MS. McGOUGH: Thank you very much. My name
9 is Tina McGough. Can you hear me? Is this turned
10 on?

11 MR. WUELLNER: Is it?

12 MS. McGOUGH: Yes. Maybe it's not low
13 enough. Okay. Extra short. There we go.

14 I have lived here in the county since 1991,
15 and I became involved in community activities
16 shortly thereafter. And I am here today to talk
17 to you about charter government, because there
18 have been some concerns about how a charter
19 government could, would affect the Airport

20 Authority. And I've talked to your counselor,

21 Mr. Burnett, and I think we're agreed that it

22 would not affect the Airport Authority.

23 And I'm going to explain to you what the

24 charter is and what it is not. And hopefully your

25 counselor will answer some of your questions. And

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1 I'll be here to answer your questions. And I hope
2 to reassure you that charter is not meant to
3 change anything related to the Airport Authority.

4 The Airport Authority was established by an
5 act of the legislature and can only be changed by
6 an act of the legislature or by a referendum.

7 That's how it is today. And that's how it would
8 be in the future under a charter.

9 Now, I saw an interesting comic today. And
10 this is a joke.

11 COMMISSIONER SANCHEZ: You learned, didn't
12 you?

13 MS. McGOUGH: I did. There is a comic.
14 There is a gentleman listening on the telephone,
15 and an operator is saying to him, "Well, yes, that
16 comes with call waiting, call forwarding, and call
17 answering."

18 And he says, "Well, does that come with phone
19 calling ability?"

20 And to me, a charter government is much like
21 a cell phone service. And a general law form of
22 government is much like a landline service. They
23 both provide the same functions. In the case of
24 telephones, they both allow you to have call --
25 calling ability. In the case of governments, they

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1 set up how the government works.

2 But in the case of cell phones, you're not
3 tied down. You have a little more freedom. You
4 can go here and there and still make and receive
5 your calls. But in the case of a landline, you're
6 kind of stuck to within a thousand feet or so of
7 your landline or your home. Charter government
8 gives you a little more flexibility.

9 Specifically, though, our founding fathers
10 established a government of the people, for the
11 people, and by the people. And the charter allows
12 for more accountability of government. And that's
13 what our charter group was looking for.

14 Now, let's see how this works here. Okay.

15 We established a subcommittee to specifically
16 improve the government responsiveness to its
17 citizens. And specifically we're talking about
18 the county commission. We had seen over the years
19 a pattern of nonresponsiveness to citizen concerns

20 and to citizen input and to public hearings where
21 citizen input was given, letters are written, and
22 citizen requirements are ignored.

23 We quickly discovered that the problem was
24 countywide and that a countywide solution was
25 needed. So, our subcommittee, which started in

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1 Ponte Vedra -- you're right about this being
2 sensitive.

3 MR. WUELLNER: I told you.

4 MS. McGOUGH: Our -- our countywide group --
5 I mean, excuse me, our subcommittee that started
6 in Ponte Vedra became a countywide group. And we
7 got people from all over the county to focus on
8 what we could do to make government more
9 responsiveness -- more responsive. And we decided
10 to focus on the charter government.

11 Did I skip a slide here? Let me see. Okay.

12 That's what I was looking for.

13 So, we got people from the northeast, where
14 this started, from the northwest part of the
15 county, from St. Augustine, and we got people that
16 were very talented together. We have people that
17 have experience as a county administrator, county
18 commissioner, chief of police, town mayor,
19 Planning and Zoning Agency members, Ponte Vedra

20 ARC member, Roundtable presidents and members,
21 past homeowners' association board and officers
22 and members, and a journalist. We have a combined
23 estimated 50 years of experience in dealing with
24 St. Johns County government.
25 We had discussions with former county

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1 employees. We consulted closely with experts,
2 including a professor of constitutional law at the
3 University of Florida. We consulted with
4 attorneys, with the Florida Association of
5 Counties, with the League of Cities. We have
6 talked with constitutional officers and with
7 officials of other counties and municipalities in
8 Florida and in other states.

9 So, we've done our homework, and we decided
10 we needed to focus on a charter. Why? Because a
11 charter would have a countywide impact, a charter
12 can be tailored to meet specific local needs, and
13 it has the flexibility which allows us to adapt to
14 changing needs in the future.

15 Now, we researched all the counties in
16 Florida that operate under a charter. As I said,
17 we obtained expert consultants. And most
18 importantly, we listened to those that have done
19 it. We listened to those that have formed a

20 charter government. We asked what they liked

21 about it, what they didn't like about it.

22 And we ended up writing a proposed charter.

23 And then we took this proposed charter to

24 community meetings and we solicited feedback. We

25 said, "What do you like about it? Are we on

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1 track? What's wrong with it? What should we do
2 to improve it?" And based on those comments, we
3 made changes to the charter. So, it's an evolving
4 document, or it was until very recently.

5 Here's some facts about charter government
6 that you should know: 19 charter counties in
7 Florida out of the 67 are charters. But they
8 cover anywhere from 80 to 90 percent of the
9 population. So, about 80 percent of the
10 population in the State of Florida live under a
11 charter form of government.

12 Charter adoption tracks growing population
13 and urbanization. As counties become more
14 complex, higher growth, more services, different
15 problems, charters are turned to in order to help
16 solve the problems.

17 No county in Florida that has ever adopted a
18 charter government has ever switched back to the
19 general law form of government.

20 A charter is equivalent to a Constitution.
21 You have your own Constitution that -- that
22 dictates how you run your government. But it has
23 to be within the general laws of Florida and, of
24 course, within the Constitution of the State of
25 Florida. And the charter can make the government

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1 more accountable to its voting citizens.

2 Now, what exactly is a charter government?

3 It's provided for in the Florida Constitution. It
4 allows local self-determination of government.

5 All of the municipalities are charters. In
6 order to be a municipality, you have to write a
7 charter, that is, how your municipality, how your
8 city is going to run, who's going to run it, how
9 many commissioners, how many counselors, what
10 rules it's going to follow, all within general
11 law. This is what a charter is.

12 Now, as you know, St. Johns County is
13 currently under a general law form of government,
14 and this provides for fewer choices. This is why
15 we want to focus on a charter government. So,
16 what can a charter government do? Well, let's
17 go --

18 MR. BRUNSON: Go back to that last sentence
19 on that last slide.

20 MS. McGOUGH: You want me to go backwards?

21 Hold on a minute.

22 MR. BRUNSON: "Must be made..." Okay.

23 MS. McGOUGH: Okay. Forwards. As I was

24 saying, we're going to look at examples of

25 differences between charter and noncharter

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1 governments.

2 Under general law government, the State
3 Constitution limits county actions to those
4 authorized by general law, and public initiative
5 is restricted. That means that if someone in this
6 room who is not a commissioner wanted to put an
7 initiative on the ballot, you couldn't do it.
8 There's no option in general law to do that.
9 Can't be done.

10 Under a charter, however, the public can
11 initiate an issue, initiate a referendum, and
12 that -- that can be done by any citizen. So, a
13 charter governmental allows the flexibility of a
14 referendum initiated by the citizens.

15 Under general law government, you cannot have
16 any eminent domain restrictions other than those
17 in general law. Now, you remember in -- in
18 September of last year, the -- the Supreme Court
19 held that takings -- or governments could take

20 land for development. So, they could take land
21 and sell it to a developer and get a higher tax
22 base for that land. And the -- the Supreme Court
23 held that that was constitutional.

24 Well, a lot of people felt that that wasn't
25 right and they didn't want their county

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1 governments and their city governments to be able
2 to use eminent domain to take land and not for
3 public purposes.

4 So, about that time, many charter
5 governments, including in the State of Florida,
6 set out eminent domain restrictions that said our
7 government will not take land unless it's for
8 public purposes such as right-of-way for roads,
9 sewers, et cetera.

10 You can't do that if you have a general law
11 government. Under general law, you have to follow
12 general laws of Florida.

13 In charter, you have a little more
14 flexibility. And in our charter, we had a tighter
15 restriction on eminent domain, which we then did
16 not have to use because thankfully the legislature
17 caught up with the facts, and the legislature, in
18 its last session, passed a -- as you know, a
19 statute that said that, basically, the government

20 is limited to takings that are limited to a public

21 purpose.

22 More examples: In general law, there's no

23 provision for recall of elected officials. So, if

24 an elected official does something that's very

25 bad, the public cannot have the right to recall

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1 them. It's just not an option. You can't do it.

2 Under a charter government, there is a recall
3 provision so that the public can initiate a
4 recall, for reason.

5 Term limits. Under general law, there's no
6 provision for term limits for county
7 commissioners. In a charter government, you may
8 provide term limits. You can provide for term
9 limits just like the ones that exist for the state
10 legislators.

11 In general law government, the commission
12 candidates can live anywhere they want, and they
13 only have to live in the district they represent
14 after they're elected. Under a charter
15 government, you can provide for a residency
16 requirement for candidates.

17 Campaign contributions. Under general law,
18 the campaign contribution for individuals and for
19 corporations is set at \$500 limit. In a charter

20 government, you can make those campaign
21 contributions lower. You can make the maximum
22 amount contributed lower.
23 Under general law government, electronic
24 filing of the finance reports is not required.
25 So, it makes it very difficult to track

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1 contribution activity for local candidates.
2 Contrary to that, the state elective offices
3 require electronic filing. In a charter
4 government, you may require reports to be filed
5 electronically, which eases their analysis and
6 dissemination.

7 So, how is a charter adopted? Well, there
8 are three different ways that a charter can be
9 adopted, and those are the Florida Statutes that
10 describe these ways. But the first way, on the
11 left, the Board of County Commission can, by
12 resolution, or the citizens by petition, can
13 require that the Board of County Commissioners
14 appoint a charter commission. And then that
15 charter commission has to work under very strict
16 guidelines set out by the law to form a charter.
17 They study the idea of a charter and they come up
18 with a charter. And that charter must go to
19 referendum.

20 Under section -- or number two, the second
21 way, Florida Statute 125.82, the Board of County
22 Commissioners could, by ordinance, write a charter
23 and put it on the ballot for voter referendum.
24 And they can do that with or without a citizens
25 advisory committee. That is another way to enact

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1 a charter.

2 But there's a third provision in the Florida
3 Constitution that's Article VIII, Section 1(c).
4 And that a legislator -- legislature may adopt a
5 charter as a special act. We have chosen the
6 special law charter because we feel that that is
7 the best way for our charter to be enacted. And
8 I'll show you why.

9 Our recommendations for charter include
10 campaign finance reforms. And campaign finance
11 reforms are not consistent with general law. As I
12 told you, general law requires a \$500 contribution
13 limit. We want to lower it to \$250. In order to
14 do that, we need a special exception. And the
15 legislature can grant us a special exception by
16 enacting this charter as special law. It is,
17 however, subject to voter approval.

18 Now, it's not uncommon to have charters
19 passed by special law. As a matter of fact, our

20 neighbor to the north, Jacksonville, is a special
21 law charter. They're a consolidated city, county.
22 And in order to have that ability, they had to
23 have a special exemption by the State, which was
24 granted. Miami-Dade, Hillsborough. There are
25 others.

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1 Alachua County was given special law to do
2 their campaign finance reforms. So, even though
3 it's special, it's really not that special.

4 What is our recommendation for the St. Johns
5 County charter? First of all, we make no change
6 to the constitutional officers. Their duties and
7 their functions, the way they're elected,
8 everything remains the same. We were -- set off
9 to improve government. We felt there needed to be
10 a change in how the county commission functioned,
11 not the constitutional officers. So, there's no
12 change to the constitutional officers.

13 Moreover, we think it's very important that
14 there is separation between the constitutional
15 officers and the commission. If the
16 constitutional officers were to change, they could
17 become appointed officials. And I ask you, do you
18 want your county commission to appoint your
19 supervisor of elections? I don't think so. That

20 doesn't make for good government. So, we made no
21 change to the constitutional officers. They will
22 remain elected officials as they are now, giving
23 the voters the ultimate responsibility and
24 accountability.

25 In our charter, however, the commissioners

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1 become charter commissioners. What that means is
2 they have to follow specific provisions in the
3 charter. So, the commission form that we chose,
4 the form of government, we decided to not change.

5 You remember when we were writing this, we
6 were in -- the County was in the midst of making a
7 decision through a referendum whether we wanted to
8 have the current form of government, which is five
9 commissioners elected at-large, one from each
10 district, one of five districts, or if we wanted
11 to go to seven commissioners, five by district and
12 two at-large.

13 And we decided as a group that since there
14 was a referendum on that question, we would choose
15 whatever form of government the voters decided on.

16 And they decided on the five commissioners elected
17 countywide. So, that is what we have in our
18 charter. So, there is no change in the form of
19 the chart -- of the commission. Excuse me.

20 We also stated in our charter that municipal
21 ordinances will prevail. And Mr. Burnett and I
22 had some discussions about this today. But
23 essentially, we are not trying to usurp the powers
24 of any of the cities. We simply, in St. Johns
25 County, would like the county to have the same

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1 authorities that a charter provides to each of the
2 municipalities. We want the same authority, but
3 we don't want to usurp their authority.

4 Our municipalities work very well with our
5 counties, and there's no reason to think that they
6 shouldn't in the future. And we just said
7 municipal ordinances will prevail.

8 We do have a recall provision. We just said
9 commissioners under this charter, since they are
10 charter commissioners, would be subject to voter
11 recall as provided for by chartered counties. And
12 that's laid out in the law.

13 Term limits. We establish two consecutive
14 four-year terms for county commission. We think
15 that this is a public service and it shouldn't be
16 a lifetime position and it should follow the same
17 term limits that are established for the state
18 legislators.

19 Residency. We said that the commission

20 candidate must reside in the district seeking
21 election at the time of qualifying to run for
22 office. We generally qualify to run in about
23 July, mid-July, and we think that's when the
24 person should reside in the county that they wish
25 to represent.

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1 We feel that the rationale behind the law of
2 requiring a candidate to live in the district is
3 that people in that district get to know that
4 person. They see them at the grocery store, they
5 see them at the gas station, they see them out to
6 dinner, and they get to know who that person is.
7 And that helps the voter decide who they should
8 vote for.

9 And we felt the residency requirement, moving
10 it back to when they qualify, was important so
11 that the voters can decide on the best person for
12 the position.

13 We put qualifications for the county
14 administrator in the charter. And we require a
15 degree and some years experience as a public
16 administrator.

17 We feel that St. Johns County is not a baby
18 county anymore. We're pretty grown up. And we
19 have some complex needs, and we ought to be able

20 to get a county administrator that has dealt with
21 these same issues, perhaps in another county
22 similar to ours, and has a proven track record.
23 That seemed to be a way to make sure that that
24 happened.
25 The campaign contributions that we set were

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1 limited to \$250. Why? Well, if you watched how
2 much money is being collected for -- for these
3 campaigns, particularly for commissioner, you
4 notice that the amount of money is going up
5 logarithmically. It started off ten years ago at,
6 you know, \$8-, \$10,000, then \$20-, \$40,000.

7 Well, we're up to \$200,000 or so for a -- a
8 county commissioner election. That seems a bit
9 outrageous. There are a lot of people that we
10 know of that would like to run for commission, but
11 they're intimidated by having to raise that kind
12 of money. We figured that if you reduce the
13 contribution limits, you might tap down how much
14 money is collected. And if it's not tapped down,
15 it will make it certainly a lot harder to collect.

16 Campaign finance reforms also included the
17 electronic filing that I talked about. We would
18 require candidates to file their campaign
19 contribution reports electronically so that

20 they're instantaneously on the internet. And the
21 software's enhanced so that the cumulative totals
22 are summed and you can analyze it very quickly.
23 And more importantly, you can get the information
24 out to the voters before the election. And in
25 order to do that, rather than having the filing

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1 deadline at 5 o'clock on the Friday before the
2 election, we move back the deadlines for the last
3 filing before an election to Wednesday night at
4 5 p.m.

5 So, this gives you time to -- reporters, for
6 example, to analyze information and publish it in
7 the paper so the people can learn this information
8 before the -- they vote.

9 And as I said about eminent domain, we
10 adopted the 2006 Florida legislation which limits
11 the takings to public need or -- or public good.

12 We also stated that the commission would
13 require a majority plus one vote to amend the
14 charter subject to voter approval. Charter cannot
15 be changed unless the voters approve the change.

16 And what we're saying here is that if the
17 commission wishes to suggest a change to the
18 voters, the suggestion would have to come from a
19 majority plus one of the commissioners.

20 Moreover, four commissioners would be
21 required to change the status of the
22 constitutional officers, and we'd set a higher bar
23 for the voters. The -- what -- the suggestion
24 would only be approved if 60 percent or more of
25 the voters approved that change.

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1 Again, we feel it's very important to keep
2 that distinction between the constitutional
3 officers and the commission.

4 And then we also added a provision to our
5 municipalities amendment to clarify things, saying
6 that if there were an amendment affecting the
7 powers of municipalities, that in order to make
8 that change, the voters in those municipalities
9 would have to agree to that change.

10 MR. GEORGE: So, that's only voters in that
11 municipality.

12 MS. McGOUGH: That's right.

13 MR. GEORGE: Okay.

14 MS. McGOUGH: Now, this would be -- I didn't
15 say that correctly. I answered your question
16 incorrectly, is what I mean.

17 In order to make an amendment to the charter,
18 the voters of the county would have to approve
19 that amendment. But in order for an amendment to

20 take place in this -- in the municipality, as
21 suggested, then in addition to a vote of the
22 entire county, then the municipalities in addition
23 would have to approve the vote.

24 MR. GEORGE: So, what you're saying is that
25 if the municipality wants to do something, the

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1 county is like the little -- like God that sits up
2 and tells them whether they can do it or whether
3 they can't before they can go to the voters to get
4 a vote.

5 MS. McGOUGH: No. No.

6 MR. GEORGE: Okay.

7 MS. McGOUGH: Just the opposite, actually.

8 The county has the ability through its charter to
9 potentially affect the powers of the
10 municipalities. But in order to do that, they
11 would have to have a vote of approval by the --

12 MR. GEORGE: Countywide populous, 60 --

13 MS. McGOUGH: Countywide population, just 50

14 percent plus one, and in addition, the

15 municipalities, the voters of the municipalities

16 would have to agree to that change as well. So,

17 in other words, we're making a provision here so

18 that it would only be enacted if the county voters

19 thought it would be good and the municipal voters

20 also felt it would be good. If they feel it's a

21 win/win, it goes.

22 MR. GEORGE: What the other way? The

23 municipality wants to make a change; does the

24 county have to approve it?

25 MS. McGOUGH: No. If the municipality makes

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1 a change -- now, it depends on the change that
2 you're talking about. But perhaps the counselor
3 can help us out here. The municipalities, though,
4 have jurisdiction only in their municipality.

5 MR. GEORGE: Right. I'm saying let's say the
6 municipality wants to increase the number of their
7 city commissioners from five to seven; does that
8 require county approval for them to do that?

9 MS. McGOUGH: No, no, they're independent.
10 They're a charter government; they can --

11 MR. GEORGE: Okay. But the other way is
12 true; if the county thinks that all of the
13 municipalities ought to be doing something, and
14 they get 50 percent of the vote plus 1, then the
15 municipality has to vote to accept it.

16 COMMISSIONER SANCHEZ: Well, they have to
17 vote on it. It doesn't automatically change
18 because the county population thinks it should
19 change.

20 MR. GEORGE: Right. Right.

21 COMMISSIONER SANCHEZ: In other words, even

22 if the county population says yes, the people

23 within that municipality still has to agree to

24 that.

25 CHAIRMAN GREEN: In other words, they have

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1 veto power.

2 MR. GEORGE: Yeah.

3 CHAIRMAN GREEN: Municipality has veto.

4 I'm going to try and get through the slides,

5 and if we can hold our questions --

6 MR. BRUNSON: I hate to go away from this

7 slide, because -- give me an example of bullet

8 number 2.

9 MS. McGOUGH: Bullet number 2?

10 MR. BRUNSON: Uh-huh.

11 MS. McGOUGH: I can't give an example.

12 MR. BRUNSON: Huh?

13 MS. McGOUGH: I can't think of one.

14 MR. BRUNSON: Okay. Four commissioners

15 required to change the officers. Why would they

16 be changing the officers?

17 MS. McGOUGH: I have no idea.

18 MR. BRUNSON: Okay.

19 MS. McGOUGH: Just want you to know there are

20 a lot of associations that have come out to
21 support this charter. We've been giving these
22 talks to a lot of community organizations and
23 homeowners' associations, and these are just some
24 of them. There's some in the south, too, as well,
25 that aren't on that list.

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1 And I just want to give you an update to wrap
2 up here. Actions to date: We have the
3 commission's support. They voted, as you know, to
4 ask the legislative delegation to take this
5 charter and pass it as a special law.

6 The constitutional officers have supported
7 this. And the legislative delegation has also
8 supported this, and they have taken our charter
9 and they've put it through the legislative process
10 to enact it so that the voters can make a decision
11 on this, either in 2007 or 2008.

12 And we plan to have some public hearings on
13 this so that if you didn't catch some of the other
14 performances, if you will, that we've done, you'll
15 catch another, and you can get your questions
16 answered and clarify any concerns that you have
17 before you vote.

18 I think I'm going the wrong way here. There
19 you go. I want to thank you very much for your

20 attention. And, you know, I can hardly stop from
21 yawning when I talk about this sometimes myself.
22 It's -- it's very detailed and it takes -- well,
23 you just have to have a cup of coffee to sit and
24 read some of this stuff. But I appreciate your
25 attention and be happy to answer any questions if

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1 I can.

2 CHAIRMAN GREEN: Ms. McGough, if you could
3 stay there, I'm going to open up to brief board
4 discussion, if you have any questions, and then
5 some brief public comment, if you have any. So,
6 are there any board questions or comments?

7 MR. GEORGE: I'd like to ask our attorney how
8 this affects us. Or just to reiterate that it
9 doesn't.

10 CHAIRMAN GREEN: Doug, there are some
11 questions on -- I think term limits might. There
12 are some issues that would affect us, I think.

13 MR. BURNETT: Well, let me -- and here's --
14 what I'm handing out to you -- and, Mr. Brunson,
15 if you would pass one of those --

16 MR. BRUNSON: Oh, excuse me.

17 MR. BURNETT: -- to Ms. Barrera, I'd
18 appreciate it. I think everybody will have one,
19 then.

20 What I -- what I've given you -- and I want
21 to answer all the questions. But I wanted to give
22 you something to where you could take away from
23 this and say what it's all mean and let me see for
24 myself. And if you ever had some -- something
25 come up where you want to know what's going on

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1 with the charter, you'd have a document to turn

2 to.

3 And so if you would, just stick me for a
4 minute. If you'll turn to tab 2, this is Article
5 III of the Florida Constitution which provides for
6 one method of passing a charter, down there on the
7 bottom, Section (c), which is the method that is
8 being pursued right now, which is that the charter
9 would come by -- come -- would come into existence
10 by way of a special law before the legislature
11 being passed that would then go to a referendum of
12 the voters. So, that's there if you ever need to
13 look at it.

14 What's at tab 3 is general powers of county
15 government. And I put that in there just so that
16 you know what the current powers are of the county
17 government. And in large part, there's nothing
18 that's going to change related to the county's
19 powers as in the county as an -- as an entity

20 exercising powers in this county, there's nothing

21 really that's going to change related to its

22 powers in large part through the adoption of a

23 charter.

24 What it -- what it does in many ways is give

25 citizens power in order to -- through many means,

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1 as recalling commissioners or -- or as you've seen
2 in Jacksonville, with the beautification plans
3 that they've had, the tree -- the tree charter
4 amendment to protect trees, that citizens can get
5 for -- can get together and have a petition, get
6 that petition to where the referendum is put on
7 the ballot for folks to vote on and -- and amend
8 the charter.

9 So, going on from there, tab 4, this is a
10 section that basically is -- it's a section of
11 Chapter 125 that talks about how counties
12 normally -- and I say "normally," because this is
13 how most of the counties have adopted charters
14 that have adopted charters, is through this method
15 where it starts with either a petition from the
16 citizens or a county commission passing a
17 resolution.

18 And you have this process of a charter
19 commission coming into place, which is what the

20 county in fact did in 1996, was have a charter
21 commission that drafted a charter for the county.
22 And then on tab 5, this relates to the powers
23 of the county administrator. Tab 6 is, again,
24 Chapter 125. It talks about optional county
25 charters. And this is the section that talks

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1 about the county can begin this process through a
2 county ordinance. The county commission could
3 have adopted an ordinance to put it on -- on the
4 ballot. They didn't do that. They -- they
5 pursued the alternative of going through the
6 legislative delegation.

7 The one thing that I'll show you, if you flip
8 to the second page on tab 6, at the bottom. And
9 I've tried to highlight the section so you all
10 could go to them kind of quickly as to what the
11 highlights are on each thing. I -- I may not have
12 hit everything that might be a highlight for most
13 folks, but I've tried to hit the ones that you
14 could look at and see would be important.

15 If you look at the bottom of the second page
16 on tab 6, you'll see where you get into, with a
17 county charter, they're supposed to pick one of
18 three forms of government. You see the first one
19 there is the county executive form, which is

20 really the way Jacksonville is organized where
21 you've got this mayor person plus the city council
22 or city commission.
23 The second form down there under -- under the
24 subparagraph 2 is the county manager form, which
25 is very much what St. Johns County is today where

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1 you've got a county manager who is -- they call
2 him a county administrator, but he's a county
3 manager, is appointed by the commission and
4 reports to the county commission.

5 And the third one is really kind of unique.
6 Only Orange County has adopted -- on the next page
7 there, you can see number 3, the county chair
8 administrator plan is where you have a county
9 administrator, and then the chairman of the county
10 commission appoints the county administrator, and
11 that county administrator can be hired or fired by
12 the chairman of the commission.

13 It's slightly different than the county. It
14 gives the chairman a lot more power. Again,
15 that's not the -- the -- the format that they're
16 pursuing here. But it -- it shows you the three
17 alternatives.

18 At tab 7 is the St. Johns County Home Rule
19 Charter, that this is the charter that is being

20 proposed. At least this is the version that went
21 to the county commission, I believe. It's been
22 tweaked a little bit since then. I'll tell you
23 about that briefly. I'll tell you what the
24 highlights are.

25 And then finally at tab 8, tab 8 is --

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1 forgive me for being a lawyer. There's -- there's
2 case law in here about a lawsuit. And basically
3 what this is -- and you may or may not find it
4 interesting -- is Seminole County suing the city
5 of Winter Springs, because Seminole County had a
6 charter.

7 And the reason I included this in, because it
8 was kind of interesting for a situation that --
9 that you all faced when the Ponce was being
10 approved for the Madeira development. And -- and
11 I'll tell you why. In this lawsuit, the county
12 basically had a situation where they didn't
13 necessarily want or had gotten tired of properties
14 being annexed into the city, where the development
15 rights in the city were more advantageous to
16 developers. And developers were annexing property
17 into the city in order to take advantage of the
18 city's Land Development Regulations. And the
19 county didn't necessarily like that, so what the

20 county said was, we're going to put in our charter
21 that whether you annex the property in or not, our
22 Land Development Regulations are going to stay in
23 control, and they're still -- they're going to be
24 the ones that stay in control.
25 And typically what happens is property is

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1 annexed into a city, and then the city amends its
2 Future Land Use Map in its Comprehensive Plan in
3 order to change the Land Development Regulations
4 on that property to bring it into the city. And
5 so basically what this case held was that the
6 county could do that.

7 Now, here, I can tell you in this charter
8 that -- that you're -- that you're seeing that's
9 been proposed, it specifically provides that in --
10 in the event of a conflict, the municipality rule
11 or ordinance is going to prevail. So, at least in
12 this stage, the way the county charter is, the
13 municipality will still control, not to say they
14 couldn't change it later.

15 One last thing -- and I wanted to save the
16 best for last, if you will. For -- forgive me.
17 If you go back to tab 1, this is -- I tried to put
18 together sort of a quick summary on what all of
19 this -- what all this means. I've got some facts

20 in there related to charter counties. You know,
21 19 out of 67 have it. Typically, it's been the
22 large population counties have gone to this.
23 Methods for passing a charter, you can see
24 there's the three different methods there for
25 passing a charter, as Ms. McGough went over and as

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1 I showed you in the statutes, the -- the charter
2 commission, the ordinance by the commission, or
3 special act.

4 The types of charter, for what this is worth,
5 you can see down there the different counties that
6 have now passed charters and how they were passed.

7 The one note -- and I apologize for not pointing
8 this out. I believe the only counties to have
9 actually gone through the special act or special
10 law format, which is what's going on right now
11 here in our county, to go to the Florida
12 legislature and ask the Florida legislature to
13 pass a special law that then would come back to
14 the county for referendum, I believe the only two
15 charter counties that were actually created that
16 way were Duval County-Jacksonville, and
17 Miami-Dade.

18 I believe the campaign finance reform
19 requires it to go through that process. So,

20 that's why we have that here right now. But
21 needless to say that I think that's the only two
22 that were created.
23 One last thing, as I've given you sort of the
24 highlights of what I've seen of the highlights of
25 the -- of the St. Johns County proposal under that

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1 last paragraph there -- and I don't want to run
2 through them all; you've heard them. But it's
3 campaign finance reforms and those sorts of
4 things.

5 CHAIRMAN GREEN: Mr. Gorman?

6 MR. GORMAN: One of the most poignant things,
7 and correct me if I'm wrong, is it's going to
8 provide for a referendum ability for the public to
9 be able -- the public then can initiate
10 referendum, and then the referendum then can
11 initiate immediate change, I mean, to boil it all
12 down, which does not exist now, correct?

13 MR. BURNETT: That's correct. That's the
14 biggest change.

15 MR. GORMAN: That to me is a poignant
16 difference, because if the public really wants
17 something done, the public can initiate a
18 referendum, and it will become done. That's, to
19 me, is very -- a very special difference.

20 CHAIRMAN GREEN: There was one question from
21 the board earlier to -- to Mr. Burnett. How does
22 this directly affect us, if at all, "airport"
23 meaning us?

24 MR. BURNETT: Yeah. I'm not sure that
25 there's a real direct effect or impact on -- on

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1 the airport. You're a little different than the
2 other -- than the other municipalities because
3 you're not a municipality.

4 They have the issues of regulations
5 overriding them or -- or maybe some sort of effort
6 to consolidate. I guess that's something that
7 would be out there. But it would still be through
8 a legislative act related to the Airport
9 Authority. So, we're slightly different.

10 I can tell you that the charters have all
11 come with changes. And if there's one thing that
12 anybody would have quoted me on related to this,
13 and -- and it's just a fact of the way they are,
14 they typically come in in a very vanilla format,
15 which this one is. There's nothing overly that
16 catches the eye and says, wow, what is that?

17 And then what they really do is set up a
18 process by which referendums can be done later to
19 amend them to accomplish some purpose. And

20 whether it is to make constitutional officers
21 nonpartisan, make all of the elected officials
22 nonpartisan or -- or what have you, whether it's
23 to allow citizens to be able to pass referendums
24 related to protecting our environment or the like,
25 can't really say. But that -- that's typically

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1 it.

2 Once you have -- obviously, once you have one
3 in place, it's easier to make amendments than not
4 having one at all. So, that is the -- the -- the
5 clear guideline.

6 The only thing, I mean, if you ask me for
7 the -- the worst-case scenario I guess for the
8 airport, is if the airport does not want to be
9 under the control of the county, if the county
10 starts a process whereby, pick a municipality in
11 the county, that they start, through referendum,
12 taking powers from -- they systematically, I
13 guess, could go one after the other to take powers
14 from municipalities or special districts. I don't
15 know that's the intent. But you asked the
16 question, so I'm answering it fully.

17 CHAIRMAN GREEN: Sure. Any other board
18 questions? Would it affect our term limits at all
19 since -- we're kind of weird. We're not -- we're

20 not elected or appointed by the mayor like Duval

21 County is.

22 MR. BURNETT: Yeah. There's nothing --

23 CHAIRMAN GREEN: I mean, we're elected; we're

24 not appointed by the mayor.

25 MR. BURNETT: There's nothing about the

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1 county charter that's changing your charter. So,
2 your charter still stands on its own.

3 MR. BRUNSON: It seems that -- that our
4 charter kind of mirrors some of the things we
5 talked about, eminent domain, of it has to be for
6 our public use, and a lot of the same guidelines,
7 that they're -- have the charter, are similar to
8 what we do now.

9 CHAIRMAN GREEN: Uh-huh. Any more board
10 questions for Ms. McGough? George?

11 MR. GEORGE: No, I don't have a question for
12 her. I have a comment to make, though.

13 I'm concerned that, you know, as the county
14 gets more all-encompassing over the municipalities
15 and gets larger, that the next push that we're
16 going to see is why don't we dissolve the Airport
17 Authority and take that tax base and roll it into
18 the county. And that's been done in a lot of
19 other counties. And now the -- the people are

20 still paying the tax for the county, but it's
21 rolled in and -- and put into a much larger one.
22 And, you know, we've got -- we've got the
23 only taxing authority in this county that has the
24 ability to take it to zero. And I would hate to
25 see our taxing authority be rolled into the county

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1 for larger numbers for them.

2 MR. BRUNSON: We've got four years to do it.

3 MR. GEORGE: Right.

4 CHAIRMAN GREEN: Any further comment from the
5 board? I did not receive -- just to remind
6 everybody, we have slips up front. If you wish to
7 have public comment on a topic, they have to be
8 provided to me. I did not receive any for the
9 charter discussion.

10 So, Mr. Sanchez, I know being the
11 commissioner, did you have one more thing to say
12 on this?

13 COMMISSIONER SANCHEZ: I just want to say
14 that the one thing that I think is really
15 important to remember in this is the county
16 charter would have -- would have no effect on any
17 other charter in the county. It's the same thing.
18 And you're a taxing district. You're set up by
19 the legislature.

20 We -- the charter could not do anything to
21 ruin your operations. Anything you want done for
22 the county would have to be done by majority vote.
23 So, it -- some of the things you're concerned
24 about, you have to stop and think, well, you know,
25 are half the people going to vote for this?

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1 And you've seen some very close elections on
2 a lot of chaotic things, but you've got to
3 understand nothing can be changed in the charter
4 without the approval of the voters. So, if it was
5 approved, the majority of the voters would want
6 it.

7 So, you know, that's just something to think
8 of. But I -- I think there's a little collision
9 things with the charters.

10 I worked under charter government at
11 St. Augustine Beach. There's nothing wrong with
12 operating a government like the people want it
13 operated. I enjoyed it because I felt like what I
14 was doing was what the people had asked me to do.

15 So, you know, you've got to understand the
16 majority of voters have to change anything at all
17 that's up there. And -- and I don't -- I don't
18 see it in any way affecting any charter. There's
19 no legal way to affect your charter or a

20 municipality's charter, because whatever the
21 voters would pass for the county charter would be
22 the county. Would not affect your charter.

23 CHAIRMAN GREEN: Thank you.

24 MS. BARRERA: I have just a question. As I
25 understand it, Tina, this is already a done deal

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1 and is -- is to be -- is -- is it or is it still
2 being in the process of -- I noticed on the slides
3 it had Revision 121. Is there still revisions
4 occurring in it before it's sent to legislature or
5 has it already been sent?

6 MS. McGOUGH: Well, the legislature has taken
7 the charter, and they have sent it to bill
8 writing. And what comes back from bill writing is
9 kind of a mystery. We -- we don't know exactly
10 what will happen back. But we hope that all of
11 provisions in it will remain pretty much intact.

12 Now, there is still an opportunity for
13 revision, and as a matter of fact, we -- we're
14 still getting comments, and a lot of the comments
15 that we get require looking into things in an
16 in-depth legal way, which we are doing. And
17 there's still opportunity to make some changes,
18 and -- and we will make changes.

19 We evaluate input and make changes as we see

20 necessary. So, yes, there's still an opportunity

21 for changes.

22 CHAIRMAN GREEN: One more?

23 MR. BRUNSON: Okay. Have -- having said

24 that, you've had a slide up there with a lot of

25 the organizations that worked together to put this

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1 together. Do you know if there's any other
2 similar group that is trying to present to the
3 county commissioners a modified version of the
4 charter, or you know of none?

5 MS. McGOUGH: You know, we live in America.

6 MR. BRUNSON: I said, "Do you know of any?"

7 MS. McGOUGH: It's a free country. I don't
8 know what every person out there is doing.

9 MR. BRUNSON: Okay. You don't know, then.

10 MS. McGOUGH: I have no idea.

11 MR. BRUNSON: Okay.

12 MS. McGOUGH: It wouldn't -- wouldn't
13 surprise me a bit.

14 MR. BRUNSON: Okay. Very well done. Thank
15 you.

16 CHAIRMAN GREEN: Thank you, Ms. McGough, very
17 much.

18 MS. McGOUGH: Thank you.

19 CHAIRMAN GREEN: We'll go back to our agenda,

20 then, and go back to the Flagler development

21 presentation.

22 12. - FLAGLER DEVELOPMENT PRESENTATION

23 MR. INGRAM: Good afternoon. I'm Tom Ingram

24 with Pappas, Metcalf, Jenks & Miller, and I'm here

25 on behalf of Flagler Development Company. And

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1 also here is Glenn Marvin and Karl Hanson with
2 Flagler, and also Ray Spofford with England-Thims
3 & Miller.

4 Thank you. I'm here today to discuss the
5 Cordova Palms Development of Regional Impact.
6 It's a project just north of the airport on the
7 west side of U.S. 1. And there are a couple of
8 items that would ultimately come to you for
9 action. One is a proposed avigation easement over
10 the majority of the Cordova Palms project and then
11 also approval of an access agreement.

12 What we are requesting of the Authority is
13 the ability to have temporary emergency access
14 through some property owned by the Airport
15 Authority in order to allow emergency vehicles to
16 get into the project in the event that the
17 railroad was blocked.

18 And basically, that would run off of Pine
19 Drive, if y'all are familiar with the

20 St. Augustine -- or St. Johns Industrial Park

21 lands that you all own.

22 First I'll talk a little bit about the DRI

23 itself so you can get an idea what it is, and

24 then -- and then talk about the avigation easement

25 and then the agreement. And then I'll be happy to

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1 take any questions. And feel free to interrupt as
2 I'm going through it.

3 Basically, the Cordova Palms Development of
4 Regional Impact is about 581 acres. It goes -- it
5 will undergo the -- the review which people might
6 have thought as being special or unique about ten
7 years ago, but now it seems more the standard
8 method of reviewing some of the larger projects in
9 St. Johns County that have come through.

10 This one, by comparison, is relatively small.

11 At buildout, which is contemplated to be 2017, it
12 would have 1,700 multifamily dwelling units,
13 100,000 square feet of office, 200,000 square feet
14 of light industrial, and 600,000 square feet of
15 commercial.

16 The primary access would be on a new rail
17 crossing that would occur to the north of here on
18 a part of State Road 313, which is a -- which is a
19 road that's in the works and would ultimately go

20 from that site south to the existing State Road

21 312 to the south.

22 Let's see. And then with this is a companion

23 amendment to the Comprehensive Plan, and it would

24 take -- it would basically take the land and

25 convert it to mixed use and residential C.

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1 The land is -- of the 581 acres, there are
2 approximately 152 acres of wetlands, 429 acres of
3 uplands, and we anticipate about 15 acres of
4 wetlands impacts. It's in a Category 4 hurricane
5 evacuation zone. All of this trivia, I'll test
6 later. And none of this site is considered to be
7 in the 100-year flood plain. The project also
8 proposes about 170 acres of recreation open space,
9 and of that, there would be a 21-acre community
10 park.

11 Also proposed to the extreme north of the
12 site is a 25-acre elementary school site. Some of
13 you may be familiar that there are limitations on
14 the placement of public schools or any schools
15 near airports. And basically it run five miles
16 from the end of each runway, twice the width of
17 the -- with a width that is twice the length of
18 the runway. So, we -- we ran the numbers, and
19 essentially, it -- it is not within that exclusion

20 zone. It was the only place we could put it on

21 the site. But it is outside that area.

22 Let me go through the handout a little bit.

23 The first page of the handout, or page 2, is an

24 aerial of the overall property boundaries. Second

25 page shows the current uses. This is primarily

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1 silviculture right now. And then to the -- on the
2 other side of U.S. 1 is single-family residential.

3 The third sheet is Map H, which is the Master
4 Development Plan, the site. And as you can see,
5 it shows the primary entrance being the new State
6 Road 313. On the south side, and -- and as we
7 went into the planning of this project, the
8 airport's needs and the regulations applicable to
9 it were -- were at the forefront of our
10 consideration, and so we -- we looked at various
11 scenarios. And what we have done here is placed
12 the industrial lands of the site in the
13 southeasterly portion of the project.

14 And if you can, flip to the next page. It
15 shows a red line around the airport site. That is
16 the 65 decibel corridor. And so, essentially all
17 residential uses are outside of the 65 decibel
18 area.

19 North of that industrial site is the

20 commercial that would be going in. It would be
21 south of 313. And then to the southwest and also
22 to the north of the State Road 313 would be the
23 medium and high-density residential. And there --
24 there would be a net density in the residential of
25 about seven and a half units per acre total.

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1 You have any questions about the DRI before I
2 move into the other stuff? Sure.

3 MR. GEORGE: Yeah. This main road that's
4 going across -- I'm on page 6, next-to-the-last,
5 is that what you're saying is the 312 Extension?

6 MR. INGRAM: Yes, sir.

7 MR. GEORGE: Okay.

8 MR. INGRAM: Yeah, I've -- I've heard it
9 called 313 now for some reason but...

10 MR. GEORGE: Okay.

11 MR. INGRAM: And -- and just one other point
12 of clarification. Ultimately, the DOT anticipates
13 that this would be a flyover. What we are
14 proposing here is an interim at-grade crossing
15 across the railroad there that would ultimately be
16 replaced by the DOT with an interchange.

17 Yes, sir.

18 CHAIRMAN GREEN: Mr. Gorman?

19 MR. GORMAN: Yes. None of these maps that I

20 can see denote what your property you're going to
21 be using in airport land as -- in other words,
22 unless I'm a bit blind here, I don't see where you
23 want this ability to go through. And I don't see
24 an overlay of how the land relates.

25 MR. BURNETT: The best would be page 6, the

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1 one in the bottom right corner as it sits on it.

2 MR. GORMAN: Right.

3 MR. GEORGE: Here?

4 MR. BURNETT: Yes, sir. At the very bottom,

5 you can see a little bit of an arrow. The bottom

6 right in the orange section?

7 MR. GORMAN: Right. I see the arrow.

8 MR. BURNETT: I believe that's --

9 MR. INGRAM: Yes, that's correct. That's

10 basically where Pine Drive is on the Airport

11 Authority property. Pine Drive is an existing

12 dirt road that is -- it's -- it's unimproved. It

13 is -- it's a bit muddy. What -- what we would

14 propose to do is to stabilize it as an all-weather

15 road so that emergency vehicles could get in and

16 out and in any weather conditions. It wouldn't be

17 paved, but probably some lime rock in some of the

18 low spots, that sort of thing.

19 MR. GORMAN: Is this -- you're saying it's

20 for emergency vehicles. Is this something you
21 need on a temporary basis, or is this something
22 that you actually want granted on an -- on an
23 absolutely permanent basis?

24 MR. INGRAM: What we would seek -- and I'll
25 be very specific on this. We are seeking it to be

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1 used until such time as there is a public
2 dedicated road that is -- provides access into the
3 Cordova Palms project that is west of the railroad
4 so that, in essence, there's another access point
5 west of the railroad.

6 The issue is providing emergency access to
7 this project in the event that the -- the rail
8 crossing is blocked at 312 or 313.

9 And under the terms of the proposed access
10 easement, the Authority would have the ability to
11 relocate it within its property should it
12 determine that it needs to be relocated. We would
13 just ask that the terminus, the entry point into
14 Lemberg -- or excuse me, Cordova Palms, be the
15 same.

16 And what we -- as -- as part of our DRI
17 proposal, what we have proposed to do is to extend
18 312 to Big Oak Road, which if the -- if the County
19 and everyone finds that acceptable and we'd go

20 forward, that will create that secondary access
21 and will eliminate the need for the temporary
22 access through the Airport Authority's property.

23 MR. GORMAN: So, again, you don't -- you
24 wouldn't need a permanent easement to this thing;
25 you could just use the -- the property for this

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1 until the infrastructure caught up --

2 MR. INGRAM: That's correct.

3 MR. GORMAN: -- to your needs.

4 MR. INGRAM: Okay. We've talked some about
5 the easement -- about the access easement. I'd
6 like to discuss the avigation easement. And I've
7 spoken with Mr. Burnett a couple of times on this,
8 but we had initially prepared our form and were
9 steered towards the form that you all used for the
10 Madeira project. And what I circulated was a red
11 line showing our proposal to the easement that you
12 all executed for the Madeira project. And -- and
13 for all intents and purposes, it's the same, but I
14 will go through a couple of the differences.

15 Essentially, it would waive all -- all
16 rights, if any, of the landowners and subsequent
17 landowners to this easement to basically complain
18 or have any legal right to stop airport
19 operations, noise, fumes, and vibrations from all

20 types of aircraft. I think that's really the main

21 gist of it.

22 And it would -- it would basically go within

23 the area south of the school site, so encompass

24 all or virtual -- or nearly all of the residential

25 areas, which I understand to be your greatest

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1 concern for the long-term operations of the
2 airport.

3 And then it also gives the Airport Authority
4 the -- the right to limit the heights of
5 obstructions on the facility to -- to go in, if
6 there are any instances of radio interference or
7 lighting patterns on the ground which may be
8 confusing or interfere with the operation of
9 aircraft, it would give the Authority the right to
10 come in and -- and -- and basically stop that.

11 And -- and as to the -- the differences
12 between Madeira and -- and this one, there are
13 two. One is enforcement would be by specific
14 performance. I assume that you all -- your --
15 your primary preference is to stop whatever the
16 offending activity is on the site, rather than
17 collect money damages. And -- and that's where we
18 are, too. This is a long-term, really agreement,
19 between the landowner here and future landowners.

20 And so just -- that -- that's what we'd ask of

21 you.

22 And then as to enforcement of this easement,

23 the easement is -- has been made clear that the

24 Airport Authority is the entity which enforces it

25 and -- and that there are not third-party

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1 beneficiaries. For example, if a pilot believed
2 that the streetlight pattern on the ground was
3 confusing or caused a problem, they would come to
4 the Authority and Mr. Wuellner and this board,
5 and -- and the board would make a decision whether
6 or not that was something that merited an
7 enforcement action under the easement, rather than
8 individual pilots coming to homeowners, shopping
9 center owners and the like, and asserting that
10 they had a legal right under an avigation
11 easement.

12 Those are -- those are really the two
13 differences. And that's -- that's really all I
14 have on this. If -- if there are any questions,
15 I'd be happy to take them. But -- actually, can I
16 talk a little bit about the railroad relocation
17 before?

18 The -- as you may know, Flagler Development
19 Company is a sister company to Florida East Coast

20 Railway, and there has been some discussions about
21 the relocation of the railroad to accommodate an
22 extension of the existing runway.

23 And -- and all I can say, I -- there's --

24 there are copies of a letter there to the right of

25 Mr. Burnett, if you'd like to see the most recent

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1 correspondence. But Florida East Coast has
2 indicated that they're -- they're more than
3 willing to cooperate and work with the Authority
4 to -- towards that end.

5 It's -- it's a big deal. Just as it is a big
6 undertaking to extend a runway, it's -- it's a
7 major undertaking to relocate a railroad. With
8 the weight of the cars and the freight, the soil
9 has to be perfect so that they don't -- so that
10 the track does not, you know, get -- get wider
11 than it's supposed to be and cause a derailment.
12 The -- the trains are moving at a relatively fast
13 speed. So, it's -- it's a slow process. But they
14 are willing to work with you all to -- to make
15 that happen.

16 CHAIRMAN GREEN: Thank you. Any other board
17 questions? Mr. Gorman?

18 MR. GORMAN: I just want to say, I just --
19 I've just been handed this, and so this might take

20 some reflection, at least on my part.

21 CHAIRMAN GREEN: Well, and that was --

22 MR. GORMAN: And we're not going to vote on

23 this right now, are we?

24 MR. WUELLNER: It's not an action item.

25 CHAIRMAN GREEN: It's not an action. That's

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1 what I was going to clarify. It was a discussion.

2 I don't believe it's an action. I think it's more

3 for our edification right now, because having been

4 on the board a long time, I have questions,

5 because we have an industrial park over in that

6 area, and there's some things we looked at the

7 legislature on 312, 313 also for access, and I'd

8 like to be able to speak with Mr. Wuellner or have

9 our attorney approach how it affects us

10 specifically on that northwestern property.

11 MR. BRUNSON: Is this property that you're

12 going to develop, that's in the city, right?

13 MR. WUELLNER: No.

14 MR. INGRAM: It's in the county.

15 MR. BRUNSON: It's in the county? Okay. All

16 portions of it are in the county?

17 MR. INGRAM: Yes, sir.

18 MR. BRUNSON: Okay. What stage are you in

19 with the County with --

20 MR. INGRAM: We have filed the application
21 for development approval, which is the application
22 for approval as a Development of Regional Impact.
23 We've also requested an amendment to the
24 Comprehensive Plan. We have gone through some
25 rounds of questions and answers with the technical

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1 staff.

2 Our next big event will be a hearing in front
3 of the Board -- Board of County Commissioners on
4 the Comprehensive Plan, and they will be deciding
5 whether or not to transmit the amendment to the
6 Department of Community Affairs for review.

7 MR. BRUNSON: Okay.

8 CHAIRMAN GREEN: When do you need any action
9 or -- from us? I think that's more on our time --
10 what's our time frame?

11 MR. INGRAM: We -- we would very much like to
12 have -- have this resolved before we go to
13 hearings with the County Commission. The hearing
14 with the County Commission has not been scheduled
15 yet.

16 CHAIRMAN GREEN: Okay.

17 MR. INGRAM: So, we'd hope that -- that y'all
18 could come back next month and -- and -- and
19 decide on it. But, you know, we're -- we're

20 certainly willing to meet in the interim with
21 Mr. Wuellner or Mr. Burnett or anybody that would
22 like to discuss this further between now and then.

23 CHAIRMAN GREEN: Okay. Thank you.

24 MR. INGRAM: Thank you.

25 CHAIRMAN GREEN: I did not receive any public

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1 comment cards. Okay. Just remind you. We have
2 your card.

3 MR. THOMPSON: I'll fill you one out if I can
4 ask him a question.

5 CHAIRMAN GREEN: Yeah, go -- go ahead. Yeah,
6 go on ahead.

7 MR. THOMPSON: My name is Mike Thompson. I
8 want to make it clear I'm just asking questions
9 for myself here.

10 MR. BRUNSON: Would you go up there so I can
11 hear you?

12 MR. THOMPSON: Well -- you can't hear me?

13 MR. GEORGE: It doesn't get recorded very
14 well.

15 CHAIRMAN GREEN: The recording won't take,
16 Mr. Thompson.

17 MR. THOMPSON: He can always hear me when I
18 ask him for a quarter, though. I'm Mike Thompson.
19 I'm just -- I'm asking for myself here as -- as an

20 interested pilot. You said -- do I take it you're

21 an attorney?

22 MR. INGRAM: Yes.

23 MR. THOMPSON: You said that -- that -- you

24 didn't say a hundred percent of the residential

25 houses were going to be covered by this avigation

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1 easement today. You said the majority of them or
2 most of them. You parsed that sentence pretty
3 carefully.

4 And my question is -- let me just -- I don't
5 deal with big numbers. I mean, let's say there's
6 50 houses up there, and 48 of them are covered by
7 this avigation easement and they've agreed, and
8 there's a restriction on their deed or however it
9 gets in there they can't come and whine about
10 airport noise, and the airplane broke my window,
11 and it scared my cow, or whatever they're going to
12 be doing up there. But there's two houses that
13 can. And so those two could actually file suit or
14 file a complaint on behalf of those other
15 homeowners because they aren't.

16 So, my question is, if I'm going to get
17 comfortable with this, why isn't everything in
18 that development covered by this easement? Thank
19 you.

20 MR. INGRAM: Thank you. The -- exactly what
21 we're proposing to do is basically the boundary
22 where school sites are prohibited, and so
23 there's -- there's a little bit of a geometry
24 issue. But we'll certainly take back
25 Mr. Thompson's comments and consider them further

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1 about where the line needs to be. Thank you.

2 CHAIRMAN GREEN: Mr. Slingluff?

3 MR. SLINGLUFF: I've got a question on the --
4 the last slide, which is the 65 decibel overlay.

5 Can you put that up, Ed?

6 MR. WUELLNER: I don't have it. I'm sorry.

7 MR. SLINGLUFF: And the question is, I'm not
8 sure who the author of the --

9 MR. WUELLNER: It's kind of essentially --

10 MR. SLINGLUFF: -- of the diagram is --

11 MR. WUELLNER: -- with the road split on
12 the --

13 MR. SLINGLUFF: -- with the 65 decibel
14 overlay, but does that take into an account any
15 future extension of the runway?

16 MR. WUELLNER: Not to put words in their
17 mouth, and I'm not sure I'm working here, but --

18 MR. SLINGLUFF: You've got -- you've got
19 somebody here that --

20 MR. WUELLNER: Okay.

21 MR. SWOFFORD: For the record, I'm Ray

22 Swofford with England-Thims & Miller.

23 Yes, it does take into account your recently

24 adopted Master Plan for the airport. We were

25 going through the process, and the Master Plan was

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1 being updated and we actually had to stop and
2 change it. So, we've modified our plan to be
3 consistent with your Master Plan.

4 MR. GEORGE: The Master Plan did not call for
5 an extension of that runway to the north. So
6 therefore, his answer is no, it does not include
7 the area required -- that would be required for
8 the extension of that runway.

9 MR. WUELLNER: That is correct.

10 MR. SWOFFORD: Yeah, you're correct. I
11 misunderstood. You're right. The current Master
12 Plan, that has the extension to the south.

13 MR. GEORGE: Right.

14 CHAIRMAN GREEN: And that's -- that was my --
15 what I want to consider and talk about or maybe --
16 or get some information from Ed, because there's
17 too much stuff over there. But we -- especially
18 the industrial park and areas that we have to
19 preserve or trade lands to get our grants and all

20 kinds of things, so... Thank you. Bob?

21 MR. COX: Mr. Slingluff -- Bob Cox, Ponte

22 Vedra. Mr. Slingluff brought up a very good

23 point, that I wrote down the very same thing, that

24 65 dB zone is going to extend and accompany any

25 extension we have on runway 31 going to the

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1 northwest there.

2 Secondly, you had a point that said something
3 about in the agreement or the avigation easement,
4 that would, I guess, have some kind of a
5 concurrence with individual pilots to limit their
6 rights to take legal action against individuals
7 within the community? Is that -- did I misphrase
8 that?

9 MR. INGRAM: I'll answer that. Essentially,
10 I don't know that any pilot would have a right,
11 whether I said anything or not, but to be clear,
12 it is an easement in favor of the -- the Airport
13 Authority.

14 MR. COX: Right.

15 MR. INGRAM: And so if -- if there were
16 issues with the operation of development
17 activities on the ground, it would be a
18 conversation to be had between the Airport
19 Authority and the landowners in Cordova Palms.

20 MR. COX: Right. I just -- okay. I just
21 didn't want to get off to the point where you
22 think that individual pilots were going to come to
23 the Airport Authority and make their complaints,
24 that they -- that they wouldn't be able to go to
25 the FAA to make a complaint, because that's not

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1 going to happen.

2 MR. INGRAM: Oh, no. This --

3 MR. COX: All right.

4 MR. INGRAM: That's completely outside the

5 scope of this easement. If there's an FAA --

6 MR. COX: Just a point.

7 MR. INGRAM: -- angle, then yeah.

8 MR. COX: And having been involved in issues

9 with lighting, coming in on instrument approaches

10 there, we don't have an ILS at this time or an

11 approach coming into 13 except GPS. Do we have a

12 GPS?

13 MR. WUELLNER: Yes.

14 MR. COX: Sooner or later, we'll probably get

15 an ILS coming into 13. That's going to come right

16 over that -- the issues of lighting on the ground

17 are going to be big issues at that point.

18 It's much easier to develop the fix for those

19 issues prior to building it, so we need to take

20 into consideration the future of an ILS coming in
21 here and looking at that overlay and saying --
22 Ed's probably already thought about that, I'm
23 quite sure. But just -- just to point out to the
24 board, keep these things in mind. Thank you very
25 much.

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1 CHAIRMAN GREEN: Thank you. Mr. RauHofer?

2 MR. RAUHOFER: This was --

3 CHAIRMAN GREEN: Oh, you're on the next one?

4 Thank you. Mr. Martinelli?

5 MR. MARTINELLI: I'm on your wrap-up. I'm on

6 the county charter thing.

7 CHAIRMAN GREEN: Okay. We did -- did that

8 earlier, but I'll -- I'll bring it up.

9 MR. MARTINELLI: Yeah.

10 CHAIRMAN GREEN: Okay. All right. I have no

11 other board -- no other public comment. Thank you

12 very much, both of you. I think we have a lot to

13 digest on that.

14 Next item would be the second FBO discussion.

15 13. - SECOND FBO DISCUSSION

16 MR. WUELLNER: Okay. You -- you received --

17 looks like you have somebody that ought to be

18 talking here. What was it? Anyway -- getting

19 late.

20 We provided you an information book, if you
21 will, of the copies of all the letters of interest
22 received from the solicitation we made back in
23 November and edging into -- into January. The
24 second FBO, we -- we sent out 26 responses to
25 information guides as a result of the

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1 advertisements and direct communication with those
2 who are on a proposed bidder's list, for lack of
3 better terms, to which we received ten letters of
4 interest. And those were communicated to you.

5 We, simply from a staff standpoint, placed
6 the item on the agenda for you to decide where you
7 wanted to go from here. We're not suggesting a
8 direction at this moment or whatever. But you
9 were provided a fairly significant amount of
10 information that you may or may not want to
11 comment or make -- you know, determine some
12 direction on.

13 At this point, I don't think you have a
14 substantial amount of information to make
15 decisions on and nor have you really collectively
16 decided on what it is you're looking for or -- and
17 also, as we determined last meeting, whether
18 indeed that there's significant enough business
19 there to -- to warrant that and what they would --

20 you know, what proposers would do to convince you

21 of a need for a second FBO.

22 So we, as Staff, made a proposal to you, and

23 I'm not repeating that request at this point; I'm

24 just simply reminding you that we -- we brought

25 forth a suggestion that perhaps you wanted to seek

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1 outside assistance in developing the criteria, at
2 least, which is up to you guys, or you can do that
3 internally. It's -- or do nothing. I mean, all
4 of those options are on the table for you.

5 CHAIRMAN GREEN: Board discussion? Jack?

6 MR. GORMAN: Yes. We just had -- we looked
7 at a company that was involved in moving the
8 air -- the airport, the U.S. 1 and the -- the
9 railroad. We've looked at that creates a
10 differential in land use that we would have to a
11 great degree.

12 We have so many projects, just in my way of
13 thinking now, on the table that are directly under
14 the project and under discussion. And I don't
15 think it's a bad idea. I have nothing against it.
16 But it -- to me, it seems premature to be making
17 any kind of decisions on a second FBO when even
18 your land use may change. Even your availability
19 of land to the -- I mean, all -- we've got a lot

20 in the mix going on. And I -- really, myself,
21 just my opinion, you could discuss it now, but
22 this is the second time it's been an agenda item
23 on a board meeting, and we may be running a bit
24 fast on this.

25 CHAIRMAN GREEN: Any other board comment?

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1 Buzz?

2 MR. GEORGE: I kind of agree with Jack. And
3 I think Jack is going to come up at the next
4 meeting and give us a layout for what's happening
5 in the -- in the area. Let's take the whole area
6 and methodically go forward.

7 If -- if I'm not mistaken, one of the reasons
8 we went out with the query was to get an idea of
9 how many companies, you know, would be interested.

10 We don't know, after they see our numbers, you
11 know, of ops that we have here and everything, if
12 they're still interested. It might not be a
13 money-making, you know, proposition. But I think
14 we can always keep it in mind as we're looking
15 at -- at the different out -- designs for
16 different area back there and see when it pops up.

17 As far as hiring an outside service to
18 analyze it, help us analyze it, I think we're
19 probably a little bit premature, you know, in

20 that.

21 CHAIRMAN GREEN: Costwise, too, I think right

22 now --

23 MR. WUELLNER: It's budget.

24 CHAIRMAN GREEN: -- way out of our budget.

25 Any other board --

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1 MR. BRUNSON: The only comment I'll make,
2 just reviewing the people that submitted, I
3 personally think that there's several that could
4 be done away with very quickly. And so -- so I
5 would -- I would prefer to wait to see the
6 overlays of what we're going to make available,
7 really see who's serious about it.

8 CHAIRMAN GREEN: Any other board discussion?
9 Okay. I have a couple of public comments.
10 Mr. Cox?

11 MR. COX: I'll try to keep this brief and
12 concise, because the previous chairman was very
13 pointed about his time lines.

14 CHAIRMAN GREEN: I took notes.

15 MR. COX: Those of you that's worked with
16 me -- Bob Cox, by the way, Ponte Vedra -- know
17 that I'm a very strong proponent of looking into
18 the future to try to gauge where we're going to be
19 going with this, looking into the future for the

20 airport.

21 And I just feel very strongly that -- that a

22 second FBO is something we really need to consider

23 strongly, looking at the growth of the airport

24 moving forward, which is going to be brought about

25 due to the -- the growth of the county, the growth

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1 of general aviation in general.

2 And just as -- as some points here, I wrote
3 down, just -- just for instance, the way airline
4 travel is going right now, we've got all the new
5 VLJs coming into popularity, Eclipse's Adam jet,
6 Honda jet, Cirrus jet. Everybody out there that
7 manufactures airplanes right now is coming out
8 with a VLJ. Okay. We've got all of those coming
9 here. We don't know about the prospective and
10 possible, excuse me, 121 air carrier traffic that
11 we may end up with sooner or later here.

12 GA growth, general aviation growth here is
13 growing exponentially in the United States. North
14 Florida, the infrastructure North Florida needs to
15 be able to support the GA growth. I mean, why
16 have aircraft overfly St. Augustine to go to Jax
17 or go down to Daytona Beach or wherever else to
18 get jet fuel because of -- you know, what I'm
19 going to -- forecasting into the future, ramp

20 congestion or the ability to get service
21 immediately. And I just feel like the growth of
22 our -- our county's infrastructure needs to look
23 forward into the future and -- and let's really
24 seriously consider the FBO.
25 But I do agree that we don't need to pay

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1 somebody to come out here and study the problem.

2 Let's have the serious proponents for FBOs come

3 make a presentation, see where they want to go,

4 see what you all think of the -- of their

5 presentations, and -- and move forward in that

6 direction. Thank you very much.

7 CHAIRMAN GREEN: Thank you. Mr. RauHofer?

8 MR. RAUHOFER: I -- I echo everything that

9 Bob Cox said.

10 CHAIRMAN GREEN: Thank you. Mr. Slingluff,

11 you had --

12 MR. SLINGLUFF: No comment.

13 CHAIRMAN GREEN: Are you okay? All right.

14 That's all I had for discussion on the second FBO.

15 Is that okay, Ed, as far as direction? I think

16 we're --

17 MR. WUELLNER: Hit the pause button.

18 CHAIRMAN GREEN: -- a little premature.

19 Right. All right.

20 MR. BRUNSON: Very much so.

21 CHAIRMAN GREEN: Okay. All right. Now we're

22 down to some brief public comment.

23 Mr. Martinelli, you gave me a card?

24 14. - PUBLIC COMMENT

25 MR. MARTINELLI: Yes. Excuse me. At our

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1 last S.A.P.A. meeting, Mr. Brunson indicated some
2 concern about the proposed charter government for
3 the county, and that kind of piqued my curiosity.

4 And so I wanted to get into it. And -- and what
5 you got here today, I think, was the result of
6 some of the digging that I did to try to get into
7 it. And at this point, I would like to ask you,
8 Randy, whether or not you're satisfied with what
9 you got or -- and also you, Buzz, you know --

10 MR. BRUNSON: Very much so. I -- I hate to
11 admit that I haven't delved into it enough. And
12 you do hear rumor of concerns. And I guess the
13 only thing that -- that I've got to learn more
14 about is how easy it is to put on the referendum.
15 But it's still -- if -- if the majority of the
16 people, if they talk about the airport on the
17 referendum, then that's good. That's -- that's
18 what -- it's for the citizens.

19 So, I see nothing challenging or -- about

20 this, and I think she did a good job and cleared

21 up some of my issues very much so.

22 MR. WUELLNER: Okay. If I'm not mistaken,

23 Doug, the -- the County's charter amendment

24 referendum process would be independent of the

25 process required to bring the Airport Authority

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1 into it. And by that, I mean it would -- it would
2 have to come out of the legislature to have a
3 referendum. So, you -- you might indeed actually
4 endure two separate referendums on the topic
5 matter, with only the -- the one pertaining
6 directly to the airport's charter, not the
7 County's charter, governing what happens.

8 MR. BRUNSON: Also --

9 MR. WUELLNER: Am I correct?

10 MR. BURNETT: Yeah. And I -- and I suppose
11 the -- the -- the charter that's been forwarded to
12 the legislature and that the County's legislative
13 delegation is pushing right now, I suppose -- I
14 doubt it, because I haven't seen anything to
15 indicate this, but I suppose a change can be made
16 to that to eliminate the airport's charter and
17 have that come back through that same special --
18 special law, special act, and come back to
19 referendum of the voters.

20 I mean, there's no indication that's going to
21 happen. And I think we would have heard if -- if
22 that was going to happen, because these -- the
23 commission at this stage seems to be really vocal
24 about what's going to be going on. So, I haven't
25 seen anything to indicate that.

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1 MR. WUELLNER: There is monitoring.

2 CHAIRMAN GREEN: Buzz, did you have anything?

3 MR. GEORGE: No.

4 CHAIRMAN GREEN: Okay. Thanks,

5 Mr. Martinelli.

6 MR. MARTINELLI: Thank you.

7 CHAIRMAN GREEN: Mr. Sanchez, you had one

8 quick?

9 COMMISSIONER SANCHEZ: I just wanted to say

10 real quick, as a courtesy, these people came to

11 the County Commission. They didn't even have to

12 do that. It could have gone straight to the

13 legislators. I'll never refuse any group the

14 opportunity for voters to vote on an issue. And I

15 think that's major here. The voters will decide

16 what they want based on what they've learned about

17 this.

18 Some of the things bother me a little bit in

19 that I believe right now, under current law,

20 someone could start a referendum to dissolve the
21 Airport Authority. They could ask legislators to
22 put it up for a vote. They could do the same
23 exact same thing you're looking at if their county
24 was a charter government.

25 I believe right now, if you got 10 percent of

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1 the voters to request it, they could go to the
2 County Commission and ask for it to be forwarded,
3 or they could ask the legislators to put it up for
4 a vote.

5 MR. MARTINELLI: It was tried in the past.

6 COMMISSIONER SANCHEZ: So I believe the same
7 thing could be done right now, you know, so I
8 don't believe that any -- it is going to endanger
9 you any. And I'm not out trying to push the
10 charter. But I know how hard these people have
11 worked, and I'm not going to refuse them the --
12 the -- the right to have voters vote on this.
13 Because the voters will decide. I won't decide.

14 CHAIRMAN GREEN: Thanks, Ron. Bob, I had one
15 for you on the charter, as well.

16 MR. COX: On the charter?

17 CHAIRMAN GREEN: Uh-huh.

18 MR. COX: Oh, no. It was my mistake.

19 CHAIRMAN GREEN: Okay. Thank you all very

20 much. I don't see any other public comment.

21 Next comments from the Authority members?

22 Mr. Brunson, you want to start us off with

23 anything?

24 15.A. - MR. RANDY BRUNSON

25 MR. BRUNSON: Okay. I want to welcome Ms.

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1 Kelly. I want to welcome Kelly to the board. And
2 I know she'll be a great asset and move us along
3 with her serious well-educated thinking. I look
4 forward to that.

5 The only other comment I will make is I was
6 privileged last week to attend a meeting at the
7 City with the mayor and people from the
8 St. Augustine Yacht Club and the S.A.P.A. and
9 other people that had interest with Reba, that
10 have interest in the Bahamas. And attending this
11 meeting was the director of tourism from the
12 Abacos. The administrator of the Abacos is kind
13 of like the governor of the Abacos.

14 And it all started in a very cultural
15 exchange-type thing. And they gave us a
16 presentation of the Abacos. And there were
17 comments made, and they are even thinking about
18 bringing their marching band here and sharing some
19 things.

20 But what came out of that is just a little
21 peep under the tent that said that people from
22 this area going to the Abacos rank seventh in
23 their tourism. And so there's a little bit of a
24 discussion going around that they're going back to
25 the Bahamas there and talk to them about possibly

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1 coming here.

2 And I've mentioned this to Ed, and it's just
3 talk, but I think it's interesting. And -- and
4 who knows; something might come of it. That's all
5 I have.

6 CHAIRMAN GREEN: Thanks. Kelly?

7 15.B. - MS. KELLY BARRERA

8 MS. BARRERA: No. I'm glad to be a part of
9 the board. And I appreciate Bob Cox and the other
10 board members here and being warm and welcoming to
11 me, and I look forward to the new year.

12 CHAIRMAN GREEN: Thanks. Buzz?

13 15.C. - MR. WAYNE GEORGE

14 MR. GEORGE: Welcome aboard.

15 I look forward to Jack's coming up with some
16 concrete, you know, subjects for us to have on the
17 workshop. We'll address that next month.

18 CHAIRMAN GREEN: Jack?

19 15.D. - MR. JACK GORMAN

20 MR. GORMAN: I'll have a short list for you.
21 We don't need to do them all at once. I think
22 something really poignant that came out of this
23 meeting will be land use. In other words, we've
24 got -- this is a -- this particular Cordova Palms
25 thing is a -- is a tremendous impact to -- to the

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1 airport. And so all of these things are in the
2 big mix and it's going to require a lot of study
3 on our part. It's hard to make good decisions
4 without lots of discussion.

5 CHAIRMAN GREEN: Thank you.

6 15.E. - MS. SUZANNE GREEN

7 CHAIRMAN GREEN: What -- I do want to welcome
8 Kelly. As you all know, I put the bug in her ear
9 to be here in the first place. So, I'm so happy
10 she took the initiative and -- and went through
11 with every -- all the hard work everybody did
12 running for an office. So, I'm looking forward to
13 working with her.

14 And as I said last time, I'm going to
15 severely miss Mr. Cox. I think we all will, and
16 his leadership. Learned a lot just from sitting
17 next to you.

18 16. - HOUSEKEEPING ITEMS

19 CHAIRMAN GREEN: I did miss a couple of

20 things. Just there's -- under housekeeping items,
21 there's some proposed meeting dates right now.
22 Right now, I think we're still going to be keeping
23 the third Monday of each month unless I hear
24 something different or you want to tell Staff
25 something different. But I think at least it

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1 allows us to plan. There might be a holiday in
2 there; I can't tell off the top of my head. But
3 usually that's just our January date. So, I think
4 we should be okay. So, those are some --
5 something for your calendar there.

6 And then, Ed, you had the T-hangar rate
7 increases, just informative?

8 MR. WUELLNER: Just letting you know.

9 CHAIRMAN GREEN: Right. Letting us know that
10 effective March 1st, the rate will increase \$10
11 per month as was in our budget plan? All right?

12 MR. GEORGE: I'm sorry.

13 CHAIRMAN GREEN: Go ahead.

14 MR. GEORGE: I -- I already made a comment
15 about the -- the consulting, what they found about
16 other rates for T-hangars and everything. And
17 I -- we -- we're going to continue to get hit that
18 you're not charging enough, you're not charging
19 this. And I think that everybody in the public

20 that wants a copy of this report, when the detail
21 of it gets here, to show what we're charging and
22 what Craig is charging, you know, by individual
23 T-hangar, that's worthwhile information to have
24 and -- and to distribute.

25 CHAIRMAN GREEN: Thank you.

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1 MR. WUELLNER: And I warn you, we're going to
2 have to have a discussion about a particular group
3 of hangars, meaning a type of hangar out there,
4 that has not met -- is nowhere near in line with
5 what -- what it would command at other locations.
6 We have six units out there that we need to spend
7 some time talking about and figuring a plan to
8 deal with. So, we'll bring that forward later.

9 17. - NEXT MEETING DATES

10 CHAIRMAN GREEN: Okay. All right. Our next
11 meeting, we're going to schedule for February 26th
12 at 4:00?

13 MR. WUELLNER: Uh-huh.

14 CHAIRMAN GREEN: Okay. Thank you all very
15 much. Thanks for all your work and help.

16 MR. BRUNSON: Congratulations, Ms. Green.

17 CHAIRMAN GREEN: Meeting adjourned.

18 Oh, board -- board members, we've been asked
19 for a photo op. So, if you could just meet over

20 here for a second, they wanted to take a quick

21 picture of the new board.

22 (Meeting adjourned at 6 o'clock p.m.)

23

24

25

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1 REPORTER'S CERTIFICATE

2

3 STATE OF FLORIDA)

4 COUNTY OF ST. JOHNS)

5

6 I, JANET M. BEASON, RPR-CP, RMR, CRR, FPR,

7 certify that I was authorized to and did

8 stenographically report the foregoing proceedings

9 and that the transcript is a true record of my

10 stenographic notes.

11

12 Dated this 9th day of February, 2007.

13

14

JANET M. BEASON, RPR-CP, RMR, CRR, FPR

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