

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, May 22, 2006

6 from 4:01 p.m. to 6:03 p.m.

7 * * * * *

8 BOARD MEMBERS PRESENT:

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

12 * * * * *

13 ALSO PRESENT:

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

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

17 BRYAN COOPER, Assistant Airport Director.

18 * * * * *

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20 JANET M. BEASON, RPR, RMR, CRR
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1 P R O C E E D I N G S

2 CHAIRMAN COX: Good afternoon, ladies and
3 gentlemen. We're going to open the --

4 (DVD Interruption.)

5 CHAIRMAN COX: -- bicycling race up.

6 MR. WUELLNER: My apologies.

7 MR. GEORGE: Getting everyone's attention.

8 MR. BRUNSON: We'll see the NASCAR 500 there.

9 CHAIRMAN COX: I rest my case.

10 MR. WUELLNER: I've got it now.

11 CHAIRMAN COX: We apologize for being just a

12 little bit tardy, but I wanted to give everybody

13 some time to come in and get seated. We just got

14 out of an executive session and -- which is the

15 reason the doors were locked.

16 So, I'll go ahead and call the open session

17 to order. And the first point is to -- Pledge of

18 Allegiance.

19 (Pledge of Allegiance.)

20 3. - APPROVAL OF MINUTES

21 CHAIRMAN COX: Moving on to the approval of

22 minutes, any exceptions to the minutes of last

23 meeting? Mr. George?

24 MR. GEORGE: The word kimchi is spelled

25 wrong, provided we are talking about the Korean

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1 dish of fermented vegetables, you know. But if
2 you're talking about something else, then it's
3 maybe not spelled wrong. But --

4 CHAIRMAN COX: Did you misspell it?

5 MR. GEORGE: -- the correct spelling is
6 k-i-m-c-h-i.

7 CHAIRMAN COX: No, it's k-i-m-u-c-h-e-e.

8 MR. GEORGE: Webster doesn't recognize --

9 MR. RODERICK: Depends on which part of
10 Korea.

11 CHAIRMAN COX: Webster's not Korea. Okay.
12 We'll move forward. Exception noted.

13 MR. GEORGE: Other than that...

14 CHAIRMAN COX: Exception noted, sir.

15 MR. BRUNSON: I move we approve the minutes.

16 CHAIRMAN COX: Carrying on, exceptions -- the
17 minutes are approved for the last meeting.

18 Financial report, please.

19 4. - APPROVAL OF FINANCIAL REPORT

20 MR. GEORGE: I've gone over the March and

21 April, you know, financial reports, and they look
22 to be as money spent -- in talking to
23 Mr. Wuellner, we're having a workshop on the
24 budget. And the first part of that workshop will
25 be spent, looking at, you know, the actuals, but

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1 we do have some wide variances, you know, in -- in
2 numbers, you know, that we need to take a look at
3 and all understand. So, we'll take a look at them
4 then. But other than that, I'd recommend we
5 approve the March and April.

6 CHAIRMAN COX: Any exceptions?

7 (No exceptions.)

8 CHAIRMAN COX: Okay. Hearing no exceptions,
9 financial report is approved.

10 5. - MEETING AGENDA APPROVAL

11 CHAIRMAN COX: Moving on to the meeting
12 agenda approval, any additions or subtractions
13 suggested? Because I have an addition I'd like to

14 add.

15 Under housekeeping items, we'll just add a
16 commentary point, chairman's comments on board
17 members' comments in public. We'll have some
18 discussion about that.

19 Ms. Green has a guest that she would like to
20 introduce.

21 MS. GREEN: Yes. This is a friend of mine,
22 Kelly Barrera. Kelly's here from Ponte Vedra.
23 And I've been bending her ear for several years
24 about our airport and what we have to offer out
25 here in marketing and trying to get her active and

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1 possibly being a board member in the future.

2 But Kelly's a graduate of J.U. Her husband's
3 a pilot. She has flown, and she has a degree in
4 aviation management.

5 CHAIRMAN COX: All right.

6 MS. GREEN: So, I'm getting her introduced to

7 the board and get some information. Hopefully
8 we'll see her active in this board in the future.

9 CHAIRMAN COX: Welcome aboard.

10 MR. KELLY: Thank you. Thank you for
11 allowing me to come.

12 CHAIRMAN COX: No problem. Reports.

13 MR. BRUNSON: Mr. Chairman?

14 CHAIRMAN COX: Sir.

15 MR. BRUNSON: Ed, agenda, should I talk about
16 MS being -- or just --

17 CHAIRMAN COX: It's on the agenda. It's
18 already on there.

19 MR. GEORGE: You've got the old one. The new
20 one.

21 MR. BRUNSON: Oh, okay. Thank you.

22 CHAIRMAN COX: What was the --

23 MR. WUELLNER: He wanted to make sure that
24 the MS 150 --

25 MR. BRUNSON: I see it. It's on the action

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1 items.

2 MR. GEORGE: The last item on the --

3 CHAIRMAN COX: Okay. That's fine. Gotcha.

4 No problem. Moving on to reports.

5 6.A. - COUNTY COMMISSIONER

6 MR. WUELLNER: Commissioner Bryant phoned and

7 said he would -- he'd be here but it'd be a little

8 later. So, if you would --

9 CHAIRMAN COX: Okay.

10 MR. WUELLNER: -- consider extending the

11 courtesy to him later when he gets here.

12 CHAIRMAN COX: Mr. Slingsluff?

13 6.B. - GALAXY AVIATION

14 MR. SLINGLUFF: Nothing new to report.

15 CHAIRMAN COX: Okay. Mr. Nehring?

16 6.C. - GRUMMAN ST. AUGUSTINE

17 MR. NEHRING: Nothing new to report.

18 CHAIRMAN COX: Thank you. Mr. Roderick? If

19 you didn't have something, I'd feel really bad.

20 6.D. - S.A.P.A.

21 MR. RODERICK: I know. That's why I do this.

22 CHAIRMAN COX: Good.

23 MR. RODERICK: I hate the voids in your life.

24 John Roderick, S.A.P.A., Airport Pilots

25 Association.

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1 Our club is -- was founded to be a social
2 club; however, we are slowly moving away from
3 that. And a lot of that was the success and
4 support from everybody in here for the -- for the
5 fly-in. So, we're slowly moving that way.

6 And in support of the airport, I have
7 emphasized, along with -- with help from the AOPA
8 member, Gunner Thompson, the security issue, going
9 through the gate, stopping, looking. So, it does
10 enforce people to -- to make stronger issues of
11 this. Thank you.

12 CHAIRMAN COX: Thanks very much for
13 supporting that particular issue, which is dear to

14 my heart.

15 6.E. - F.A.C.T.

16 CHAIRMAN COX: Mr. Ottesen? Bjorn is here?

17 Not here. Mr. Burnett?

18 6.F. - AIRPORT AUTHORITY ATTORNEY

19 MR. BURNETT: I -- I don't have much to

20 report. I guess I'll save most of my comments for

21 the first agenda item for today.

22 CHAIRMAN COX: All right. Mr. Knight? There

23 he is.

24 6.G. - ATCT

25 MR. KNIGHT: Next month, I'll revise that

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1 chart so you only have the previous month, the

2 current month, and I guess the previous-previous

3 month, if that makes sense, right? In this case

4 here, March, April, May.

5 Overall, we're down, as you can see. The --

6 we only had 10,190 ops for the month of April. In

7 previous years, you can see 13,350 and 12,343. I
8 believe fuel prices is primarily what drives it
9 down. Okay?

10 The only other thing that I have for you,
11 primarily is, of the control tower windows, we
12 have seven sets of the eight sets replaced. And
13 on June 21st, I guess the final set will be
14 replaced. So, we're able to see out our windows
15 very well now.

16 CHAIRMAN COX: Had those been replaced prior
17 to the air show or --

18 MR. KNIGHT: No.

19 CHAIRMAN COX: -- after?

20 MR. KNIGHT: Wait a minute.

21 CHAIRMAN COX: Well, that's good.

22 MR. GEORGE: He called up.

23 MR. WUELLNER: They were magnifying things.

24 CHAIRMAN COX: I don't think they needed
25 anything magnified.

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1 MR. KNIGHT: You had a question?

2 MR. GORMAN: Was it a braille tower before
3 then?

4 MR. KNIGHT: No comment.

5 CHAIRMAN COX: For those who were not aware
6 of it, the windows that we had installed had some
7 issues with some of the plating and the -- the way
8 I guess they were pressed together and fog issues
9 and such. That's all right. You don't -- I
10 just --

11 MR. KNIGHT: You don't need -- okay.

12 CHAIRMAN COX: Thanks anyway. Mr. Bryant?

13 6.A. - COUNTY COMMISSIONER

14 COMMISSIONER BRYANT: Are you asking?

15 CHAIRMAN COX: I just saw that you had come
16 in, sir. I just -- do you have any comments?

17 COMMISSIONER BRYANT: Only at the end of the
18 meeting, I've got some maps that y'all requested
19 about some -- the new roadways.

20 CHAIRMAN COX: Okay. At the end of the
21 meeting, you want?

22 COMMISSIONER BRYANT: Yeah, take a couple of
23 minutes and --

24 CHAIRMAN COX: Okay.

25 COMMISSIONER BRYANT: -- we'll just look at

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1 them.

2 CHAIRMAN COX: Let me just -- I'll write that
3 down and put it in --

4 COMMISSIONER BRYANT: You can do it under
5 public comment.

6 CHAIRMAN COX: Okay. That would be great.
7 Appreciate it.

8 Member committee reports. The MPO.

9 7.A. - MPO

10 MR. BRUNSON: MPO. As everyone knows, the
11 MPO, the Metropolitan Planning Organization, in
12 Jacksonville is made up of the mayors and the city
13 council and county commissioners of the
14 surrounding counties and the Authority people and

15 so, I've been on the Airport Authority board; I'm
16 a member of the MPO.

17 And what we do is set priorities and lobby
18 with the DOT and the different agencies to get our
19 projects approved and -- and to work with the
20 federal government to get grants and so forth.

21 I have in my hand here, Mr. Chairman and Ed,
22 asking for a list of priorities that we'll be
23 working with, but there's really nothing new to
24 report.

25 The same things of the 312 controversy, the

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1 I-95/210 problem and the south corridor of the
2 Shands bridge, it was approved by Clay and St.
3 Johns County. And that's about it.

4 CHAIRMAN COX: Thank you. EDC?

5 7.B. - EDC

6 MR. GEORGE: The EDC published their
7 quarterly report, and that's up there. I've got

8 copies if anybody might want them.

9 One of the reasons I wanted to bring it up is
10 to get, you know, some focus on what they're doing
11 over there. And, you know, like we have our
12 budgets and things that we go to see how we're
13 doing against the plan, they also do a comparison.

14 This is a comparison of second quarter 2006
15 to second quarter 2005 on the right. You can see
16 the types of things that they're -- that they're
17 tracking. The number of potential new jobs with
18 the people they're working on in the second
19 quarter, that's a significant number to me.

20 Business retention, I have no earthly idea
21 why anybody would want to leave, but maybe that's
22 all expansion. And then you can see the
23 membership down at the bottom.

24 One of things that the Economic Development
25 Council is doing is they're leaving tomorrow

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1 morning to go to Washington, and they have a
2 session with John Mica. And I guess it's four or
3 five of them going up at -- early in the morning
4 and coming back late tomorrow night. So, it
5 should be a good session. That's all I have.

6 CHAIRMAN COX: Thank you. Intergovernmental.

7 7.C. - INTERGOVERNMENTAL

8 MR. BRUNSON: We did meet with the
9 Intergovernmental, but really nothing of any
10 substance.

11 CHAIRMAN COX: Nothing to report? Okay.
12 Project updates. Mr. Wuellner.

13 8. - PROJECT UPDATES

14 MR. WUELLNER: Coming. South hangar, or
15 south area apron development project; T-hangar
16 development; hangars 8, 9, and 10; marketing and
17 public relations; and airport leasing activities
18 are in the update today.

19 Apron development project, Taxiway F, and the
20 apron project, which are basically what we were
21 always referring to as the apron project, it has a

22 slightly different title these days and -- but
23 relative to the grant applications that we needed
24 to file.

25 I can tell you that the project was bid. Bid

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1 opening was early in May. And I believe you have
2 some -- we have some backup for you, but
3 there's -- suffice it to say you have a regular
4 agenda item pertaining to three different elements
5 of -- of moving Taxiway F and the apron project
6 forward as -- as appropriate. And I'll -- I'll
7 provide a lot more detail when we get to the
8 actual agenda item.

9 I can tell -- still tell you, we are still
10 awaiting the FAA grant, but that window is -- is
11 probably getting very close to being usable for
12 us. So, we'll -- again, I'll kind of update you
13 on that as we get there on the regular agenda
14 item.

15 T-hangar development, I can tell you that we
16 are pretty well complete with the layout of that
17 area relative to T-hangars. That sketch up there
18 does not quite lay it out the way it's -- it's
19 coming together. I think we shared that with you
20 last month, what the layout would tentatively look
21 like. We tweaked it a little bit more.

22 But generally we're to the point where we
23 need to authorize the development of the
24 engineered drawings and -- and start moving toward
25 being able to -- to be in construction at the

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1 earliest possible time commensurate with your
2 wishes on this project. So, that's also an agenda
3 item, probably tells you here.

4 But the project itself is -- is directly tied
5 to the FAA grant schedule. So, while we could get
6 going on the engineering, and we're going to
7 recommend that today, we still are kind of at a

8 hold. We don't want to be actively in
9 construction until which time as we have some way
10 of accessing those hangars. So, we're going to
11 try and keep that timing as -- as close as
12 possible. And again, the contracts for --
13 relative to moving ahead with design are on the
14 agenda here in a little bit.

15 East side development area, permitting is
16 nearing completion. We're actually expecting them
17 to begin work within ten days out there.

18 Everything's pretty well done. I think they're
19 just waiting on the site contractor to mobilize at
20 this point.

21 MR. GEORGE: How long are they looking,
22 construction time?

23 MR. WUELLNER: It is a six-month contract
24 time.

25 MR. GEORGE: Six month?

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1 MR. WUELLNER: But my -- my suspicion is it
2 will -- it will go as fast as the weather will let
3 them over the summer.

4 MR. GEORGE: Okay.

5 MR. WUELLNER: So, somewhere around the end
6 of the year, we should be -- should be pretty
7 close to being able to go in there.

8 Marketing and public relations, I think we
9 invited today either Sandy or Kramer from --
10 Kramer's here? Great. To do a little air show
11 wrap-up. It's -- I had several members contact me
12 wanting to know kind of where things -- where
13 things went and where things are. So, I guess
14 with your permission, we'll get Kramer up here to
15 do it.

16 CHAIRMAN COX: Mr. Upchurch? How are you,
17 Kramer?

18 MR. UPCHURCH: Good. Thank you.

19 CHAIRMAN COX: Recovered?

20 MR. UPCHURCH: Yeah. In process. Sandy's --
21 is, unfortunately, is -- should be here. She's
22 stuck in the office.

23 CHAIRMAN COX: Is that microphone on?

24 MR. UPCHURCH: So, I'm a sorry fill-in, but

25 I'll -- I'll try to go over it. Are we on?

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1 CHAIRMAN COX: Yes, sir.

2 MR. BRUNSON: I think we need to turn it up a

3 little bit.

4 MR. UPCHURCH: Okay. I'll speak up a little

5 bit.

6 MR. GEORGE: Keep it up close to his mouth.

7 MR. UPCHURCH: All right. The -- generally,

8 we feel the air show was a success on a number of

9 measures; cooperation among the various groups

10 involved, and there are many between the airport,

11 Staff, and Authority, the -- the tower, the -- the

12 other members of the airport business community,

13 Galaxy, Northrop Grumman, Southeast Aero and

14 Florida Aviation, as well as outside the Sheriff's

15 Department managing traffic, the School Board

16 providing transportation, which we did not need as
17 much of as we originally thought.

18 All in all, logistically, we think things
19 went pretty well. We were prepared for more
20 spectators, but we had a reasonable amount of
21 people. As near as we can tell, we averaged about
22 3,500 people per day for each of the two days.

23 Performers were great. We owe a lot to some
24 special performers that -- that donated their
25 services to us to make this happen. So, you know,

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1 that's kind of the overview.

2 Financially, as far as a fund-raiser goes, we
3 took in about \$106,000, and probably by the time
4 it's over, probably about \$108,000. We still have
5 some collections. Of those, about \$30,000 were in
6 the form of sponsorships and advertising fees,
7 primarily sponsorships, and the rest was the gate.
8 So, about \$70,000 or \$75,000 from the gate.

9 In terms of costs, it -- it took about in
10 excess of \$40,000 to put the event on, regardless
11 of weather. So, that's kind of a -- was kind of
12 a -- I call that a fixed cost. And we were
13 fortunate that we had good conditions, you know,
14 because that was a little more than what we had
15 actually taken in on the front end.

16 I -- as a -- as a footnote, I will mention
17 there is a -- a grant from the Tourist Development
18 Council for a \$12,500 cash reimbursement for
19 qualified expenses. We will process that, and --
20 and so that -- that money will probably be in by
21 mid-time -- mid-month next month, and we will sort
22 of wrap up the affairs.

23 And -- and it looks like we will make a
24 donation to the Council of Age -- on Aging in the
25 neighborhood of \$40,000, something like that.

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1 CHAIRMAN COX: Very good.

2 MR. BRUNSON: Great.

3 MR. UPCHURCH: Okay?

4 CHAIRMAN COX: That's great.

5 MR. UPCHURCH: So, in terms of costs, my --

6 my -- my -- as a -- my thoughts are, as a

7 fund-raiser, an air show is a very challenging

8 event, involves a lot of complexity, a lot of,

9 frankly, you know, what you might call business

10 risk because of conditions.

11 But it also, I think, generated a lot of --

12 our other -- our other motivation -- motivations

13 were, you know, part of the community relations,

14 public relations campaign and a way for us all to

15 sort of pull together and do something together.

16 And I think on that measure, we -- we achieved a

17 great deal of success.

18 So, as far as the airport's relationship with

19 the community and publicity for the airport, I

20 think that we got a lot of really good feedback.

21 So, I say that, you know, sort of Kramer

22 Upchurch's personal -- personal observations.

23 As far as future planning goes and whether we
24 do this again, you know, that is -- is very much
25 open for discussion of the -- and -- and, you

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1 know, planning of the participants. If we want to
2 pull this together and do it again, I think
3 everybody's pretty much open to it.

4 This first event was really exploratory to
5 see if we could do it, to see how it was received
6 in the community and really to kind of learn about
7 the business of air shows.

8 The -- the grant cycle with Tourist
9 Development Council, the grants have to be in in
10 April, actually before this thing was -- was --
11 was scheduled. So, we didn't apply for the event,
12 for the grant for 2007, okay?

13 And so, our thought process is to, if we want
14 to do another air show, it should be the following
15 year, and we should probably -- and you plan these

16 things a year out. So, you know, if we want to do
17 it every year, it's a whole different game,
18 because it's a -- it's a tremendous effort. It's
19 a tremendous effort. And I -- we are -- you know,
20 Sandy and Kramer, at least, are not prepared to do
21 it next year. Two years, possibly, if we have
22 some strong expressions of support.

23 If we wanted to try to scale up the performer
24 list, attract some -- some serious national
25 talent, it's a whole different can -- you know,

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1 ball of wax financially, logistically, in all
2 respects. And it would require a much larger
3 up-front budget and therefore be a much more
4 substantial financial risk.

5 So, the model -- the business model that we
6 followed for this event, which was more of a local
7 talent, local -- locally produced event, I think
8 is a -- is a satisfactory compromise between the

9 risks and size of the business and the resources

10 that are at our disposal in this community.

11 That's really all I have.

12 CHAIRMAN COX: Thanks very much.

13 MR. GEORGE: Yeah, thanks.

14 CHAIRMAN COX: Thanks to you.

15 MR. GEORGE: Thanks for putting it on. Great

16 job.

17 CHAIRMAN COX: Thanks to you and Sandy for

18 all of your hard, hard work. I know you guys were

19 working day and night. And also like to -- having

20 been somewhat involved with the air show, I'd

21 really like to give my personal thanks and -- and

22 the board's thanks to Northrop Grumman. Pass that

23 along, y'all. And to Galaxy. You guys did a

24 terrific job down the line. I mean, just

25 terrific.

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1 The volunteers from S.A.P.A. and all the

2 other organizations that were out there, what a
3 tremendous job. I mean, everybody just did such
4 a -- such a fine, fine job and really made it come
5 off.

6 And fortunately we had no incidents or
7 accidents and everything was green for the go. Do
8 you have anything to add, Ed?

9 MR. WUELLNER: To the air show? No.

10 CHAIRMAN COX: Okay.

11 MR. WUELLNER: I thought it was a fantastic
12 job by all.

13 CHAIRMAN COX: That other agenda item is
14 something we'll -- is the MS 150 we'll talk about
15 under agenda items, so that's it for the -- I
16 guess for the project updates, isn't it? Do you
17 have anything else?

18 MR. WUELLNER: Actually, I just have just one
19 more quick thing. I'm going to steal Doug's mic
20 here. Apparently, this is acting up on us. But
21 the MS 150 Bike Tour, I make mention of up here,
22 you have some opportunity related to that. It's
23 an agenda item a little bit later.

24 And the last item I had is just leasing
25 activity. Nothing new to report. I did get --

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1 had a conversation with Richard Owen at the
2 airport's district office, FAA office, today
3 relative to where we were with the Airport Master
4 Plan. He said they are scheduled to meet tomorrow
5 morning with internal to their organization, and
6 that should resolve any last issues and it should
7 be approved and back to us very shortly.

8 So, that's the latest from FAA on it.
9 Literally, we're at their mercy at this point.

10 They've got to sign off on it before it becomes
11 official, so to speak.

12 CHAIRMAN COX: We'll move into the action
13 items, the agenda items. And before we do that, I
14 just want to make the comment that if -- if
15 anybody on the board has any comments, the Chair
16 will recognize you to speak. And whoever has the

17 floor will not be interrupted until the Chair
18 recognizes the other person to speak. We're not
19 going to engage in open debate on any of the
20 issues.

21 So, first agenda item is law firm contract
22 review, for discussion. Mr. Gorman, I'll open the
23 floor up to you.

24 9.A. - LAW FIRM CONTRACT REVIEW - DISCUSSION

25 MR. GORMAN: Performance --

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1 CHAIRMAN COX: Wait.

2 MR. GORMAN: Performance with this law firm
3 should be based on, as far as I'm concerned, on a
4 bottom-line business ethic. And if, in fact, when
5 it's all boiled down and we get to the end of the
6 year, and the bottom line, we have not concluded
7 business at a profit due to expenditures, then we
8 need to look at why we made the expenditures, what
9 the expenditures were on, and if we would do the

10 same thing again with the same advice.

11 My contention is you can't always take all
12 the advice you get. And so far, I have not been
13 pleased with all of the business expenditures that
14 we have met.

15 CHAIRMAN COX: For discussion. Any other
16 comments?

17 MR. BURNETT: You mean --

18 CHAIRMAN COX: Yes, sir.

19 MR. BURNETT: I wouldn't mind making a few
20 comments related to it.

21 CHAIRMAN COX: Absolutely.

22 MR. BURNETT: And -- and one, I -- I know
23 that I and my firm are -- are known to you, but I
24 want to give you a little bit of a picture related
25 to the firm and some things you may not know.

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1 Obviously, you see the lawyers who come in
2 here in front of you from time to time, such as

3 Gene Atwood related to the construction litigation
4 or Mark Arnold related to the condemnation.

5 But there's a lot of things that my firm
6 provides advice to -- to the Authority on, on an
7 almost daily basis as part of our continuing
8 relationship under the retainer agreement that we
9 have, under that monthly retainer, which -- which
10 I'd like to note has not increased in the last two
11 years. We -- we have not increased it. We've
12 held it, and I'll tell you a little bit about that
13 in a minute.

14 But some examples of work and -- and
15 attorneys -- and it's not to say that size always
16 means better. But I think one thing you get from
17 having our firm being a larger firm -- and there's
18 almost a hundred lawyers in the firm now -- is the
19 depth of experience that folks practice in certain
20 areas in the firm and have expertise in certain
21 areas of the firm. And we're not many times
22 reinventing the wheel; we're putting your
23 executive director directly in touch with someone

24 who can answer their -- his question without
25 having to go and research it or try and learn that

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1 area of law.

2 And some examples is Irv Weinstein and Peter
3 Dame, who have handled the financing work; Reggie
4 Young, who her area of practice is related to
5 employment law; Chris Hazelip and Amanda Wilhelm,
6 who handle personal liability issues and are able
7 to answer those questions; Anna Shea, who works
8 with me on land use matters; James Craig, who has
9 had a lot of involvement on leasing issues and
10 real estate matters; our young associate down in
11 the St. Augustine office, Hazem Bata, has had a
12 lot of experience in a short period of time that
13 he's been a lawyer, working mobile home issues,
14 believe it or not, because we have other clients
15 that have mobile homes; Mike Wodrich and Bob
16 Pinder are -- have helped on -- on bid issues.

17 And so, I guess in -- and, of course, you
18 know, as I mentioned before, Mark Arnold and Gene
19 Atwood. And I think that gives you a great deal
20 of service.

21 And what's interesting about that -- and --
22 and your executive director can tell you this, is
23 all the people I've mentioned, I think all of
24 them, he has talked to directly at one time or
25 another, and we have been able to -- what has

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1 been, at least in my experience since I've been
2 representing you personally, has been ever
3 increasing services that we have provided without
4 increasing the monthly retainer and without
5 hitting you up for nickel and diming you, if you
6 will, for additional monies outside of the
7 retainer.

8 In fact, there's been some instances, and
9 especially with Chris Hazelip's representation and

10 Amanda Wilhelm's representation, which under our
11 retainer agreement, we really could have asked for
12 that to be paid by the Airport Authority in
13 addition to our standard retainer, and just -- we
14 didn't do that. So, we -- we have, whenever
15 possible, given you the break or the benefit of
16 the doubt on -- on our representation to cut you
17 that break.

18 I can tell you I enjoy doing the work, and my
19 experience as a county -- at the County Attorney's
20 office, I would -- I would submit to you sort of
21 primed me up to be here today, to be able to
22 represent you on your day-to-day functions. And
23 so, I enjoy it and hope you would keep us on as
24 your lawyers.

25 CHAIRMAN COX: Thank you very much. Any

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1 further discussion? Mr. George?

2 MR. GEORGE: Yes. Mr. Gorman made some

3 comments about the performance of the law firm
4 should be based on results and -- and also that
5 not pleased with the business decision of the
6 monies that have been spent.

7 Performance of professional services is a
8 hard thing to, you know, going into the contract,
9 to decide what the results are going to be. I
10 think that this brings up a good time, especially
11 with us having a budget workshop coming up on June
12 9th?

13 MR. WUELLNER: 5th.

14 MR. GEORGE: Hmm?

15 MR. WUELLNER: 5th.

16 MR. GEORGE: June the 5th. You've got to
17 look at the basic concept of the way it's operated
18 here. And the basic concept is that we go through
19 the budget, you know, and -- and we're always a
20 little bit behind administrative expense as
21 opposed to general operating revenue, and so we --
22 we try to put a plan together, we'll be off the
23 tax rolls to get that reversed.

24 But the basic plan that we operate under is

25 we do a budget, and then we leave it up to the

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1 director to spend the money, you know, however he
2 sees fit. And sometimes it requires moving money
3 from one category to another category.

4 One of the things that skews the financial
5 report is that we spend money for capital
6 expenditures, and then after it's done, we can
7 then bill the federal government or the state
8 government to get reimbursed for some of it. So,
9 it looks like we're way over budget, but you've
10 got to look over here and see that the budget
11 items, you know, have not been reimbursed by Uncle
12 Sam.

13 Maybe at this -- at this workshop, maybe we
14 want to say that -- that what we want to do is we
15 want to have some tighter controls, and that is
16 that if an item is overbudgeted -- excuse me, if
17 the item has already expended the money, the

18 executive director has to come back to the board
19 to get that one particular item, you know,
20 expanded again. That will give you tighter
21 control, but boy will it tie his hands quite a
22 bit.

23 You know, another thing we -- we can consider
24 is, we've always been over budget, I think, in
25 the, you know, operating area. Why not work into

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1 the compensation plan that the executive director
2 gets a bonus if he comes in under budget? I mean,
3 this is done in corporate America, you know, all
4 the time.

5 I think that these things are some of the
6 things we need to go over when we go over the --
7 the budget workshop meeting. But I want to make
8 sure that we all understood how, you know, things
9 basically work. Thank you.

10 CHAIRMAN COX: Ms. Green?

11 MS. GREEN: I just had a quick comment with
12 the law firm contract review, and this probably
13 goes to the June 5th meeting, because I had
14 requested before to look at -- when you look at
15 time and billing statements, not getting into work
16 product or anything, you can see kind of what our
17 attorney was saying; we have all of this in-depth
18 expertise at Rogers Towers. But we can look at it
19 as a board and say but it shouldn't have taken you
20 five hours to answer a lease question. That's
21 where we can see if we're spending our money
22 properly for the firm that we're looking at.

23 And before we do any kind of contract
24 review -- this is just discussion, correct? That
25 I'd like to look at those to see where our monies

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1 are spent so that I can give good information in
2 the budget discussion.

3 CHAIRMAN COX: Very good. Mr. Brunson?

4 MR. BRUNSON: I think we're real fortunate to
5 have Suzanne Green on the board that can help us
6 understand those type issues. But, all my
7 business life, my attorneys have not made me make
8 decisions of how I spend money or -- or not spend
9 money. And it has nothing to do with -- with the
10 budget.

11 I ask them for legal advice, and I can take
12 it or leave it and vote on it. So, this is pretty
13 simple to me, that are we getting -- when we do
14 this negotiation or contract review, we just look
15 at what we're getting for -- for the money. And
16 this budget that we're talking about is -- Buzz,
17 is something that the board really needs to look
18 at hard. And just rely on who we ever have for
19 the attorney to make sure we stay out of trouble.

20 CHAIRMAN COX: Very good. Mr. George?

21 MR. GEORGE: Back adding to it -- to that,
22 the comments about the budget, you know, we've --
23 we're hanging our hat on getting off the tax roll
24 and a lot of forecasted things. But I -- I

25 challenge, you know, the board members to find out

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1 how many people are actually in depth
2 understanding of one little piece, you know, of
3 it.

4 I think it would be great to come up with the
5 major areas of expenditure and -- and say,
6 Mr. Gorman, you're in charge of tree removal, you
7 know, and -- and you sit on their back and look
8 over their shoulder and -- or whatever it is, you
9 know, beautification, and just use our expertise.

10 And, Ms. Green, if you would look at those,
11 that would be wonderful.

12 CHAIRMAN COX: Very good. Okay. Any further
13 discussion on law firm contract review?

14 (No further discussion.)

15 CHAIRMAN COX: Move to the next agenda item.

16 Taxiway F and apron contract.

17 9.B. - TAXIWAY "F" & APRON CONTRACT & GRANT ACTION

18 MR. WUELLNER: First item I have is related
19 to Taxiway F and the apron contracts and related
20 grant action, three separate items.

21 MR. BURNETT: One -- one quick interjection.
22 Do you want to invite public comment on the last
23 item?

24 CHAIRMAN COX: There were no cards turned in
25 requesting public comment for the agenda item.

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1 First went to our new policy. Thank you very
2 much.

3 MR. WUELLNER: Okay. Three items under
4 Taxiway F and the apron contracts. First item is,
5 we, as I mentioned in the project updates,
6 accepted or opened bids relative to that project.
7 This is -- at this point, we're dealing with
8 strictly the FAA project.

9 We are recommending -- I think we provided
10 you in your agenda packages the backup

11 information, including the bid summary and details
12 relative to that, including an agenda memo from
13 myself.

14 Basically, BGCO, of Jacksonville, a
15 contractor in Jacksonville, was the low bidder on
16 the project. A grant application was prepared and
17 forwarded to FAA, which is the process by which we
18 get money from them ultimately.

19 In addition to that, we provided them with
20 the proposed administrative expense that goes with
21 the grant application, so it's also eligible for
22 reimbursement in that specific task area, would --
23 would go to Passero, and it's for
24 construction-related services during the project.

25 Basically, it's daily inspection of the FAA

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1 project, which is a requirement of the grant. So,
2 it's not an unexpected expense, and it is
3 reimbursed at a rate by the federal government at

4 95 percent of the project cost. The additional --
5 the balance of five percent is split equally
6 between the Airport Authority and the State of
7 Florida.

8 So, in a sense -- or in -- in the truest
9 sense, the project costs related to this are
10 funded by the Airport Authority at two and a half
11 percent of what the project costs. So, you pay
12 two and a half cents for every dollar that's spent
13 on -- on the construction and related services.

14 We are asking that you would allow Staff to
15 award construction contract to BGCO that mirrors
16 whatever grant is actually presented to the
17 Airport Authority by FAA. And the effort here is
18 to keep this project fast-tracked and get it into
19 construction at the -- along the shortest line
20 possible.

21 FAA, sometime over the next couple of months,
22 will present a grant offer to the airport for some
23 amount of money. We do not know what that is.

24 My -- my best guess is somewhere between \$3.5 and
25 \$4.5 million, will be the FAA grant dollars for

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1 some part of the project.

2 They'll -- they'll do the main part of the
3 project. There are some alternatives that were
4 proposed in the -- in the bid documents
5 themselves. They may or may not fund those
6 alternatives, but I suspect the base project would
7 be -- would be awarded, as a minimum, to us.

8 We would match whatever the grant amount is,
9 that is, whatever's been authorized by the FAA in
10 the grant process, would be authorized in turn to
11 BGCO of Jacksonville to do that work.

12 It would also approve a supplemental
13 agreement, which is 06-05R, with Passero, which
14 would be the construction services component of
15 that same project. So, there are three pieces,
16 it's one project. And I think it's probably
17 better summarized under the actual grant -- or
18 excuse me -- under the actual agenda item. And

19 give me a second here to find that all out.

20 Actually, we ask that you review and approve
21 the three items listed above, contingent on
22 receipt and execution of an appropriate FAA grant
23 and authorize the executive director to all
24 related contract documents, the grant documents
25 as -- and as may be required.

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1 And with these three specific items,
2 tentatively award the construction contract to
3 BGCO, subject to whatever we get from FAA; to
4 execute the FAA grant when it does present itself;
5 and to tentatively approve Supplemental Agreement
6 06-05R with Passero Associates for the required
7 inspection services once construction begins.

8 Be happy to try to further explain any of the
9 pieces and parts and details. We provided you a
10 copy -- just for your reference, we provided you a
11 copy of the grant application as it was submitted

12 to FAA. We've also provided you a copy of the bid
13 summary, which is the bid tab that was -- and
14 award recommendations made by our engineer, as
15 well as a copy of Supplemental Agreement -- or
16 proposed Supplemental Agreement 06-05R.

17 So, you should have all of the documents that
18 we have relative to -- to this motion -- or to
19 this request.

20 CHAIRMAN COX: So, the one particular agenda
21 item will cover both portions that you need action
22 on, which is --

23 MR. WUELLNER: Yes.

24 CHAIRMAN COX: -- the grant and Passero.

25 MR. WUELLNER: Yes. If you -- if you accept

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1 Staff's --

2 CHAIRMAN COX: Right.

3 MR. WUELLNER: -- recommendation.

4 CHAIRMAN COX: I was going to open up the --

5 the floor for discussion. Mr. George?

6 MR. GEORGE: Ed, is this -- the \$4.3

7 million --

8 MR. WUELLNER: Uh-huh.

9 MR. GEORGE: -- \$4.5, is this the same thing

10 that's on our budget identified as the top line

11 item which is \$3.4?

12 MR. WUELLNER: Current year budget? It's

13 probably identified --

14 MR. GEORGE: Well, it says south development

15 taxiway, apron and taxiway. And it shows where

16 the Authority's only paying five percent of it.

17 But, you know, I'm naturally concerned with our

18 budgeting accuracy. If -- if we budgeted last

19 year for \$3.4 million and it's coming out to

20 \$4.5 --

21 MR. WUELLNER: Well, I'm sure Andrew could

22 address the details of what went on during the

23 bid. But largely, we can attribute -- give you a

24 feel for what's gone on in the bids in just the

25 last two years. And I'm going to use some -- just

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1 a couple of round numbers here, but it's --

2 MR. GEORGE: Fine.

3 MR. WUELLNER: -- it's within a dollar or so.

4 When we built Taxiway Bravo about two years

5 ago -- in fact, it was a little less than two

6 years ago when it became operational. Taxiway

7 Bravo, the paving component of that, the asphalt

8 work in place ran about \$40 a ton, delivered to

9 the airport in place, rolled, ready to use.

10 When this project was bid, the low bidder's

11 asphalt rate currently is \$110 for the same unit,

12 to give you an idea. And that -- that's an odd

13 component. The other portions of the project have

14 not escalated to that extent.

15 But, what's gone on in the marketplace with

16 oil-related costs, petroleum-related costs,

17 labor-related costs, has sent a lot of these

18 construction projects significantly higher than

19 what we were expecting.

20 There's really no budget impact. And -- and
21 the reason I say that is that when we budgeted
22 this project, you -- you properly noted that it
23 was a five percent Authority share.

24 Since that time, FAA has revised their
25 program that that share is now two and a half

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1 percent.

2 MR. GEORGE: Okay.

3 MR. WUELLNER: So, while the construction
4 costs have almost doubled, in fact, did double
5 from your original budget number, the actual
6 impact to the Authority is no different than what
7 it would have been originally.

8 So -- and we've taken steps in future
9 projects to correct, not only the percentage, but
10 obviously we have a new set of -- of dollar values
11 for unit costs to apply to -- to future projects

12 so those numbers get better as we get closer --

13 more accurate, I guess, is probably -- not better.

14 MR. GEORGE: Okay. A concern I have is

15 that -- is that the Florida Department of

16 Transportation, FAA and the like, that they are

17 now seeing these higher numbers. And there's only

18 a certain amount of money that the federal

19 government, you know, state government makes, you

20 know, available to airports. So, we keep coming

21 in with higher, you know, actuals.

22 My question to you is, have you had any

23 discussion with FAA about that, and what's their

24 feeling about it? And did the other members that

25 went to San Diego, did they hear anybody else

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1 discussing that problem?

2 MR. WUELLNER: Yeah, it's not -- not an

3 unusual problem at all. In fact, the State of

4 Florida itself has taken -- the Florida Department

5 of Transportation has actually begun a project
6 statewide to take large-scale capital development
7 projects funded by the Department, which could
8 include or can include -- it's actually our option
9 to be involved or not.

10 But they're -- they're literally beginning to
11 program those projects better within a year so
12 that the same -- that municipalities in the same
13 region are not having all their projects come out
14 to bid at about the same time and go into
15 construction at the same time, because the
16 negative effect of having very few contractors and
17 a lot of work out there is also seen to be a major
18 culprit in what the -- the costs are in these
19 projects.

20 Not only has it increased material costs and
21 labor costs, but they're just out and out becoming
22 greedy because there's a lot of work on the table
23 and very few people to do it and they can write
24 their own check. Obviously, that's a negative
25 situation.

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1 The State has begun to try to phase those
2 projects, for lack of better term, so that not all
3 of them become available at once. They avoid
4 letting major highway projects in the same region
5 go all at the same time so that contractors have
6 to keep the pencil a little sharper in bidding.

7 MR. GEORGE: Well, I know that as a
8 compliment to the way you do your job, you seem to
9 know where the nooks and crannies and -- and
10 what's going on there.

11 MR. WUELLNER: They're getting smaller.

12 MR. GEORGE: I -- well -- and we've got a big
13 plan, you know, for the next five years.

14 MR. WUELLNER: Yes, we do.

15 MR. GEORGE: So, that's significant.

16 CHAIRMAN COX: Let's move forward. Any
17 further discussion from board members?

18 MR. BRUNSON: Just very briefly.

19 CHAIRMAN COX: Mr. Brunson.

20 MR. BRUNSON: I'd like to ditto what Ed just
21 said. In my building business, a year ago, dirt
22 was \$80 a load. It's \$120 now. And it's -- it's
23 a real problem. And we did -- we did talk about
24 this in San Diego.

25 And we also talk about this at the MPO; when

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1 they're talking about how many millions and
2 billions of dollars we're spending, it's hard to
3 budget. But we did talk about...

4 I'd like to ask Ed, just very simply, you've
5 been working on this several years, and what -- in
6 layman's -- what's the justification for doing
7 this? For --

8 MR. WUELLNER: For doing what?

9 MR. BRUNSON: The apron and the --

10 MS. GREEN: Taxiway?

11 MR. BRUNSON: -- Taxiway F?

12 MR. WUELLNER: You need this infrastructure

13 in order to develop any additional hangars,
14 corporate facilities, second FBO operation,
15 anything in the -- the south development area.

16 This is the access into that point.

17 MR. BRUNSON: Right. That's -- and -- and
18 naturally, you know, with access to the south area
19 and so forth, but this will generate additional
20 income for the aprons and --

21 MR. WUELLNER: Yes. This would be an
22 indirect revenue generator. Does not directly --
23 we don't charge to use the taxiway, but it's
24 essential to developing any other revenue source.

25 CHAIRMAN COX: That's an idea.

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1 MR. BRUNSON: Okay.

2 CHAIRMAN COX: Ms. Green?

3 MS. GREEN: That's what I was just going to
4 comment, you brought up. I mean, our money's
5 coming when we get these hangars leased, and we

6 can't do that and get our revenue unless we do
7 this.

8 MR. BRUNSON: Mr. Chairman, may I ask one
9 more question? Statement was made we eventually
10 get our money if they approve it. And this is
11 contingent on that. But, do we have to -- would
12 we have to use our line of credit to --

13 MR. WUELLNER: No.

14 MS. GREEN: No.

15 MR. BRUNSON: Okay.

16 MR. WUELLNER: No, sir. At this point, the
17 line of credit is -- is unused, has been unused,
18 and the short-term look-see at the -- at next
19 year's budget indicates we probably won't need to
20 touch it.

21 MR. BRUNSON: Okay.

22 CHAIRMAN COX: Mr. Gorman, any comment?

23 MR. GORMAN: Not at this time.

24 CHAIRMAN COX: Okay.

25 MR. GEORGE: The discussion was I was going

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1 to make a recommendation we accept their -- their
2 direction.

3 MR. BRUNSON: And I'll second.

4 CHAIRMAN COX: I'm open to accepting that.

5 So, the motion is?

6 MR. GEORGE: The motion is that we accept
7 Staff's recommendation on this item and proceed.

8 MR. BRUNSON: Second.

9 CHAIRMAN COX: And there was a second.

10 Mr. Brunson seconded the motion. I have a motion
11 on the table, and it's been seconded. Discussion
12 on the motion?

13 (No discussion.)

14 CHAIRMAN COX: All in favor, say aye.

15 MS. GREEN: Aye.

16 MR. BRUNSON: Aye.

17 MR. GEORGE: Aye.

18 CHAIRMAN COX: Aye.

19 MR. GORMAN: Aye.

20 CHAIRMAN COX: All those opposed?

21 (No opposition.)

22 CHAIRMAN COX: The ayes have it.

23 MR. WUELLNER: Thank you.

24 CHAIRMAN COX: And the agenda item is passed.

25 9.C. - AUDIT SERVICE CONTRACT RENEWAL

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1 MR. WUELLNER: Next item I have is largely
2 one I wouldn't ordinarily bring to you, and I
3 think I make that comment within the -- within the
4 agenda -- or within your agenda memorandum. But
5 there was discussion relative to whether it was
6 proper to renew the contract with your -- your
7 current auditing firm, Davis, Monk & Company.

8 We -- I felt like we addressed that, but I
9 feel like we still don't have any real clear
10 direction as to the comfort level that the board
11 has in renewing that contract. And as such, while
12 ordinarily I could make that decision based on the

13 value -- dollar values involved here -- and I'm
14 willing to do so, but given the discussion we've
15 had in the past, we're looking for your direction
16 as to whether you wish to renew that or not.

17 CHAIRMAN COX: Mr. Gorman?

18 MR. GORMAN: It may be that we renew it, but
19 it may be that in lieu of the budget discussions,
20 that we may want to increase the scope of theirs
21 or hire an additional firm to look into additional
22 comparative --

23 CHAIRMAN COX: Analyses?

24 MR. GORMAN: -- comparative analyses of our
25 costs versus other airports, things like that.

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1 So, in other words, I think it would probably be
2 premature to -- to say yes to the auditors before
3 we get done with the budget discussions.

4 CHAIRMAN COX: Just out of curiosity, when
5 does this have to come to the --

6 MR. WUELLNER: Well, you -- you need to have
7 somebody on board, not -- not necessarily right
8 this second, but you need to have somebody, you
9 know -- if you elect not to use them, or you do
10 something that triggers the consultant selection
11 requirements -- you're currently allowed to renew
12 this contract because of, one, when it was
13 originally solicited and the rules under which it
14 was solicited, and when the statute was revised,
15 it allowed for you to renew that contract. But it
16 does not -- and correct me if I'm wrong, Doug, but
17 my understanding is it does not allow us to
18 substantially modify that or modify what was
19 originally solicited -- solicited in order to
20 just renew it.

21 So, you could -- you could create another
22 contract with this firm or another firm to do
23 additional work. That would be perfectly
24 acceptable. Depending on the value, you may or
25 may not trigger the Consultants' Competitive

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1 Negotiation Act within this state.

2 My suggestion is if you're -- if you're not
3 unhappy with the -- the audit, let's tie up the
4 financial audit. If there are additional work
5 items you want to do or add to that contract or do
6 something later, even with another firm, that's
7 certainly an appropriate budget discussion, and
8 move it forward.

9 If you just are unhappy with their work, then
10 let's not renew it. But it would be nice, if
11 you're not leaning toward approving it, to know
12 that, because you've got to go through that --
13 that fairly laborious three- or four-month process
14 in selecting a new auditor. That needs to be in
15 place by the end of our fiscal year in order to
16 allow the -- the annual audit requirements to be
17 met by the State.

18 MR. GORMAN: What -- one more question. What
19 is the drop-dead time that we have to make that
20 decision?

21 MR. WUELLNER: I -- I think you could
22 postpone it into the June meeting, but you're
23 going to be awfully tight wrapping it up for the
24 fiscal year if you choosed -- chose to do
25 something other than renew the contract. At that

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1 point, you're going to be very tight.

2 CHAIRMAN COX: I, for one, am not -- you
3 know, I have no problems with Davis, Monk, and I
4 would ask the secretary also if he's seen any
5 issues with Davis, Monk in their auditing.

6 MR. GEORGE: That was the point that I was
7 going to make. We're talking about an accounting
8 firm that does an audit. And this is an official
9 audit that you could use to go to the bank and
10 this, that, and the other.

11 But the audit is there to make sure that the
12 audit trails are there, that you paid FP&L \$9,000,
13 and of that \$9,000, \$2,000 gets billed to so and

14 so, \$5,000 over here, and it was done.

15 It has nothing to do about whether you should
16 have made that decision to spend that money. And
17 I think that's what you're after.

18 Maybe that would be more appropriate in the
19 monthly accounting firm, which if you did a
20 monthly audit, audited financial statements, it
21 makes the one at the end of the year seem that
22 much --

23 CHAIRMAN COX: Let's not get into
24 discussion --

25 MR. GEORGE: The other item is looking at

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1 their letter from February the 15th, 2006, it
2 looks like it's their understanding that they're
3 already contracted to do 2006, '07, and '08. And
4 I don't know what ramification it would be if we
5 wanted to open it back up but --

6 MR. WUELLNER: You're not. All you're --

7 what you really are doing is availing yourself of
8 the option in the original solicitation, so
9 that -- the original contract was for three years,
10 and it had an option for an additional three
11 years. This is the option period.

12 MS. GREEN: And it -- it puts us at that
13 price, in other words.

14 MR. WUELLNER: Correct.

15 MS. GREEN: Okay. So, we -- they can't
16 increase it if we do it through --

17 CHAIRMAN COX: Right. We have -- we have
18 this in front of us, and -- and I agree with
19 Mr. Wuellner on -- on the fact that, you know,
20 what we're saying is if we want to go anything
21 further or -- or develop new language into it,
22 then we have renegotiate a contract, which is
23 going to be more expensive for us.

24 If we leave everything it is and simply renew
25 it, they continue to do for us what they have

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1 done. And I think it's -- we set a dangerous path
2 by saying we want to postpone it and look forward
3 and -- and do other things in the future. If
4 we're not unhappy with the company, then I see no
5 reason why not to renew the contract at this --

6 Mr. Brunson?

7 MR. BRUNSON: I know this firm, and I think
8 highly of it. I know some of the principals.
9 This firm has asked us -- has done everything
10 we've asked them to do, and they've done it
11 exceptionally well. And I certainly support the
12 renewal.

13 CHAIRMAN COX: Okay. You had some other
14 discussion?

15 MR. GORMAN: I would -- like I said, I have
16 no problem with the renewal of this, as long as
17 this doesn't preclude the possibility of
18 increasing the scope.

19 CHAIRMAN COX: I don't think it does at all.

20 MR. GORMAN: That's -- that's basically the

21 whole point here.

22 CHAIRMAN COX: Okay. Well, I'd be open for a
23 motion, then.

24 MR. GEORGE: I make a motion we honor the
25 contract as it's written now, with the

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1 understanding that we do have the ability to add
2 to and maybe even have a different firm to do
3 these other additional requirements.

4 MS. GREEN: Second.

5 CHAIRMAN COX: I have a motion on the table.
6 It's been seconded.

7 Any further discussion on the motion?

8 (No further discussion.)

9 CHAIRMAN COX: Okay. All in favor?

10 MS. GREEN: Aye.

11 MR. BRUNSON: Aye.

12 MR. GEORGE: Aye.

13 CHAIRMAN COX: Aye.

14 MR. GORMAN: Aye.

15 CHAIRMAN COX: All opposed?

16 (No opposition.)

17 CHAIRMAN COX: The ayes have it. The motion

18 passes.

19 9.D. - SUPPLEMENTAL AGREEMENT RE: T-HANGAR DEVELOPMENT

20 MR. WUELLNER: Thank you. The last -- last

21 business-related item that's on -- on my section

22 here has to do with two supplemental agreements

23 related to the development of additional T-hangars

24 in the south area.

25 I mentioned in the -- again, in the project

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1 update section, that we have a proposal from

2 Passero Associates to do two distinct tasks that

3 lead to the development of additional T-hangars in

4 that area.

5 One is to do the design of the T-hangars

6 under Supplemental Agreement 06-15 to the tune of

7 \$96,000. The other is the development of the
8 hangar site and infrastructure design that
9 supports that, that being the -- any augments in
10 drainage that are required, the taxiway designs
11 and layouts, any of the infrastructure, utilities
12 to the site, those kinds of things. And that's
13 under Supplemental Agreement 06-15S in the amount
14 of \$49,000.

15 This provides through the bidding phase of --
16 of those efforts, so you would -- it would -- it
17 would culminate in bids being received for the
18 development of T-hangars and the infrastructure
19 related to those T-hangars.

20 Most probable time line is probably about the
21 time, September, early October, being the point
22 where it would be probably opening bids on this.

23 Those numbers, you know, depending on the timing
24 of this, could be used to augment budget if it's
25 done early enough in September. If it's not, I

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1 feel like we've already adequately budgeted -- or
2 are proposing to budget for it anyway.

3 CHAIRMAN COX: I'll open the floor for
4 Authority discussion. Anybody? Mr. Gorman?

5 MR. GORMAN: As far as -- as far as the firm
6 involved, I've been more than pleased. I've had
7 the opportunity to observe many different
8 engineering firms through my family and their
9 business, and I have been more than pleased with
10 them and think that they exceeded my expectations
11 so far. And I've kept myself fairly aloof from
12 the situation, but just on observations, they're
13 doing a heck of a job, so...

14 MR. WUELLNER: The timing of this, just -- I
15 don't think I mentioned that the timing of this is
16 such, though, that we -- we're in the position to
17 get under construction with these as we're
18 beginning the construction phase of Taxiway F and
19 the connector so that along the earliest and
20 tightest time lines, the hangars open similar to
21 the time lines that the pavement gets ready.

22 CHAIRMAN COX: I've just got to write down
23 that Jack is pleased with something on the airport
24 here. Just teasing.

25 MR. GORMAN: Bear down the pencil.

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1 MR. WUELLNER: I wouldn't mind a copy.

2 CHAIRMAN COX: Further discussion? Yes, sir?

3 MR. GEORGE: Comment. This is -- getting a
4 jump on getting this construction done gets us
5 back in line with our Master Plan, you know,
6 and -- and I think that these types of things
7 are -- are required.

8 I would like to make sure that the board will
9 review the final layout of how these hangars are
10 going to be placed on the seal, that we're just in
11 preliminary design on that; is that correct?

12 MR. WUELLNER: Well, we have a generally
13 agreed-upon layout that we presented a couple of
14 months ago. I mean, you guys didn't have any

15 comments on it.

16 MR. GEORGE: I did, but --

17 MR. WUELLNER: It will still get tweaked as
18 it gets into engineering, because there will be
19 issues related to the site that will come out in
20 the -- in the engineering phase.

21 I would certainly -- I know Andrew wouldn't
22 have any problem; I certainly wouldn't have any
23 problem with bringing the project back just prior
24 to bidding so that y'all have a, you know, last
25 shot at, you know, what it looks like and -- and

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1 give you a kind of a final -- don't know what you
2 would want to call it -- a little brief dog and
3 pony show about what -- what the project looks
4 like when it's about to be bid, so --

5 MR. GEORGE: Okay.

6 MR. WUELLNER: -- if that's acceptable.

7 CHAIRMAN COX: Mr. George still has the

8 floor.

9 MR. GEORGE: The other question I have is, is
10 this -- are these fees in line, percentage-wise,
11 with -- with what, you know, this project costs,
12 you know, we anticipating it is?

13 MR. WUELLNER: Yeah. The fees are -- are
14 typically in this case less than about --

15 MR. GEORGE: But they're in line with what
16 you would expect.

17 MR. WUELLNER: -- five percent or less. Yes.

18 MR. GEORGE: Okay. Okay. In answer to
19 your -- your first question about bringing it back
20 just for dog and pony, I would like to insist that
21 the board get a chance to review that final design
22 of that whole apron area where the T-hangars of
23 are going.

24 MR. WUELLNER: Sure.

25 MR. GEORGE: Not just come in for a final

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1 little review on it. And my reason for wanting to
2 do that is we've got some nice aesthetic-looking
3 areas in there, but those aesthetic-looking areas
4 are costing us land, land that we took from
5 people. You know, I just want to make sure that
6 we're getting maximum density, you know, in that
7 area.

8 CHAIRMAN COX: Mr. Gorman?

9 MR. GORMAN: My point would be -- would be,
10 Buzz -- and I probably have a certain -- a
11 slightly different take on the situation, though,
12 but my point would be his. In other words, I'd
13 like to see it almost twice. I'd like to see it
14 once and then -- and then so we could comment on
15 it before it's brought before the board, before a
16 final iteration.

17 MR. WUELLNER: We -- we can do that. We'll
18 bring -- I'll bring it back at what they call 30
19 percent plans, which has it laying on the site --

20 MR. GORMAN: That's fine.

21 MR. WUELLNER: -- and has a -- it's a good

22 schematic drawing in that -- but it's
23 pre-engineered to the point where it can still be
24 changed without a huge effort.

25 CHAIRMAN COX: And the process is in here,

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1 because it says meetings and presentations, you
2 have one weekly, monthly, and prebid. So, that's
3 all there. And I would invite any board member to
4 come in on a weekly basis, if they want to, and
5 meet with both the contractor and the director to
6 look at this.

7 And otherwise, you could present it to us in
8 a prebid phase, like you said. But -- and they
9 will meet with you weekly and monthly, right?

10 MR. WUELLNER: Oh, yeah.

11 CHAIRMAN COX: Okay. Because I think both
12 Mr. George and myself would insist on that and
13 probably like to get some input. Any further
14 discussion?

15 (No further discussion.)

16 CHAIRMAN COX: I'll entertain a motion for
17 Staff recommendation.

18 MR. BRUNSON: I'd make a motion that we take
19 Staff's recommendation to authorize them to award
20 the supplemental agreements to Passero in the
21 amount of --

22 CHAIRMAN COX: \$145,000.

23 MR. BRUNSON: -- \$145,000. And the executive
24 director to execute that.

25 MS. GREEN: I'll second.

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1 CHAIRMAN COX: We have a motion on the floor
2 and a second. Any further discussion on the
3 motion? Mr. George?

4 MR. GEORGE: I haven't read all of the
5 paragraphs, as you did. And, you know, to have a
6 weekly review, you know, anytime, that's good.
7 But I just want to make sure that we understand --

8 that you guys understand that this board will
9 approve that design, not just through a weekly
10 review session, but at a regular board meeting.

11 MR. WUELLNER: Yes, we do.

12 MS. GREEN: It says not only weekly. On the
13 S Supplement, it says "as needed and directed by
14 the Authority." So, what we want.

15 MR. GEORGE: Then I'm suggesting we modify
16 his --

17 CHAIRMAN COX: Motion.

18 MR. GEORGE: -- motion to include that we are
19 directing that we take a look at that and approve
20 the design on it.

21 MR. BRUNSON: I have no problem with that.

22 CHAIRMAN COX: So, repeat the full motion,
23 then, as amended.

24 MR. BRUNSON: Okay. We -- we take Staff's
25 recommendation to award Passero in the amount of

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1 \$145,000, and the -- the director execute the
2 contract, and that the board approves the project.

3 CHAIRMAN COX: Okay.

4 MR. GEORGE: I second that.

5 MR. BRUNSON: I want to know where my hangar
6 is. That's all.

7 CHAIRMAN COX: Okay. You second it?

8 MR. GEORGE: Yes.

9 CHAIRMAN COX: We have a motion on the floor
10 and seconded. Any further discussion?

11 (No further discussion.)

12 CHAIRMAN COX: All in favor?

13 MS. GREEN: Aye.

14 MR. BRUNSON: Aye.

15 MR. GEORGE: Aye.

16 CHAIRMAN COX: Aye.

17 MR. GORMAN: Aye.

18 CHAIRMAN COX: Those opposed?

19 (No opposition.)

20 CHAIRMAN COX: The ayes have it. Motion is
21 passed. Now on to the --

22 9. E. - LEASE POLICY WORKSHOP - SET DATE

23 MR. WUELLNER: Next -- next item I have on
24 the agenda is the lease policy workshop. If I
25 could get you to select some dates moving out into

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1 June or July.

2 CHAIRMAN COX: July of 2007?

3 MR. WUELLNER: Yeah. This is the development
4 of the amendments to the lease policy, including
5 the minimum operating -- commercial operating
6 standards. We've got some dates up there of
7 suggestions. Y'all can do those or pick something
8 else.

9 MS. GREEN: Well, I think the 19th, we've
10 already scheduled -- oh, that's at 2:00. Okay.
11 How much time are we anticipating?

12 MR. WUELLNER: My -- my gut feeling is the
13 first meeting's probably about a two-hour effort.
14 After that, it may not be nearly that much.

15 CHAIRMAN COX: Go ahead.

16 MR. GORMAN: What -- what -- do we have any
17 in-depth issues, Ed? I mean, I don't -- I
18 can't -- you've really had the lease pretty nailed
19 down for a long time, so I mean --

20 MR. WUELLNER: The policy's got some tweaking
21 that's being recommended by the law firm. But the
22 majority of the discussion is in the development
23 of the commercial operating standards as it
24 relates to the -- to the lease.

25 And -- and on the first portion of this, or

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1 the first solid hour, I suspect is -- is
2 getting -- getting you folks to get a complete
3 understanding of what it is these things do,
4 and -- and maybe even an understanding of what you
5 have adopted at this point, what's been adopted.
6 Because frankly, they're older than I've been
7 here. So, they're -- they've been a while since
8 they were adopted and -- and even looked at.

9 And then the last phase of what I would like
10 to get accomplished is we have some -- we'll have
11 some suggestions relative to where we think that
12 ought to go, but this is -- tends to be an issue
13 that's -- generates a fair amount of public debate
14 by our tenants that are in the commercial
15 business. They're in some sort of commercial
16 aviation business.

17 There -- you know, and a part of what this
18 workshop's designed is to get you to understand
19 the perspective of -- of where the Airport
20 Authority is, where your tenants will be coming
21 from, and try to find a place to -- to put the
22 document -- put the details in the document.

23 It -- it's not -- it feels more painful than
24 it really is. But -- but it is going to require
25 some attention to -- to get a good quality

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1 document.

2 I can't emphasize enough how important this
3 particular component of the lease policy really is
4 and how much day-to-day guidance this provides in
5 administering the leases, commercial leases.

6 CHAIRMAN COX: Well, I'm open for suggestions
7 on the dates.

8 MS. GREEN: I am not suggesting Monday, June
9 19th, since we've already set --

10 CHAIRMAN COX: Right.

11 MS. GREEN: -- a meeting.

12 MR. GEORGE: June 12th is fine with me.

13 MS. GREEN: That's fine.

14 CHAIRMAN COX: June 12th?

15 MR. BRUNSON: June 12th would have to be for
16 me. I'm not available the 28th or the 19 -- I
17 mean, the 28th.

18 CHAIRMAN COX: You, sir? You don't know?

19 MR. GORMAN: There's no least worst. Go
20 ahead and pick one.

21 CHAIRMAN COX: Okay. Well, June 12th works
22 for me. And -- and you said it works for you?

23 MR. GEORGE: Yes.

24 MR. WUELLNER: Is 3 o'clock all right?

25 CHAIRMAN COX: 3 work for everybody?

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1 MR. GEORGE: Or 4:00?

2 MS. GREEN: That's fine.

3 MR. WUELLNER: It doesn't matter --

4 CHAIRMAN COX: It's two hour -- it's a

5 two-hour meeting, you said.

6 MR. GEORGE: Okay.

7 CHAIRMAN COX: So, do you --

8 MR. WUELLNER: I'm sorry. Do you wish to

9 pick a second -- the meeting date for the second

10 so you can get it on a calendar, or do you want to

11 wait until then to pick it?

12 CHAIRMAN COX: For me to go out that far in

13 the future would --

14 MR. WUELLNER: That's fine.

15 MR. GORMAN: I'd prefer to wait, myself.

16 MR. WUELLNER: Okay.

17 CHAIRMAN COX: Let's just wait. Okay. So,
18 June 12th will be the lease policy workshop at
19 3 o'clock.

20 MR. BURNETT: And, Mr. Chair, I may not be
21 able to make that meeting, but there are two --
22 two lawyers, one that works directly under me on a
23 day-to-day basis who's familiar with it, in fact,
24 has already gone through the lease policy, who
25 would be able to cover it, or James Craig, who is

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1 very familiar to Ed Wuellner, who handles a lot of
2 your leasing issues, would be able to make it, so
3 we'll get -- we'll get it covered.

4 CHAIRMAN COX: All right. Thank you very
5 much. Moving on to the next agenda item, action
6 item, the MS 150 Bike Tour.

7 9.F. - MS 150 BIKE TOUR - HOST OPPORTUNITY

8 MR. WUELLNER: Yes. This is -- we were -- we

9 were contacted through Mr. Brunson relative to
10 perhaps hosting the MS 150 Bike Tour, facilitating
11 the start and conclusion points of that event.

12 The event is out in September. In fact, it's the
13 weekend of the 16th of September. It is the 20th
14 anniversary of this event.

15 They have provided us a -- a brief DVD that I
16 will be happy to play for you. It's queued up and
17 pretty much ready to go, that explains what the
18 event is and -- and the like. But it attracts --
19 suffice it to say it attracts over 2,000 riders.

20 In fact, they're estimating over 2200 riders this
21 year.

22 It could be accommodated on the infield in a
23 very similar setup to what we had for the air
24 field, only not nearly as -- excuse me, for the
25 air show, but not nearly as elaborate.

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1 Basically, they all arrive here on a Saturday

2 morning. They're all out of here by 10:00 or 11
3 o'clock in the morning. There's no activity until
4 the Sunday afternoon, when they start arriving
5 back on the site. They have some closing
6 ceremonies, for lack of better terms, and out the
7 door they go.

8 We do not have to really do anything
9 internally, nor do any of our tenants or
10 associations on the airport. Basically, we're
11 just providing them a place. They have all of
12 their volunteers in place from year after year
13 after year. Again, it's the 20th year of this.
14 But they've simply outgrown locations in St. Johns
15 County to --

16 CHAIRMAN COX: Just off the top of my head,
17 because we run into some of the same issues we
18 have with any other public event we have, and
19 that's liability to the airport. So, if we're
20 hosting them on the infield, what --

21 MR. WUELLNER: They would entirely indemnify
22 the airport and place us as an additional insured
23 on all of their --

24 CHAIRMAN COX: Okay. Great.

25 MR. WUELLNER: -- on all their stuff. The

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1 primary benefit to the airport is not -- is

2 primarily from public relations.

3 They have agreed, pending the outcome of your

4 decision today, to include us as a major sponsor

5 of the event, so the Airport Authority's logo and

6 the like would be affiliated with the event from

7 this point forward, or as long as we host the

8 event.

9 So -- and they're looking for a long-term

10 home. So, you know, if it's -- if it's something

11 you only want to do one time, they would need to

12 know that, and they may or may not -- you know,

13 they may keep looking. Because they are looking

14 for something indefinitely.

15 CHAIRMAN COX: I'd like to see how the first

16 one goes, but I'll --

17 MR. WUELLNER: Well --

18 CHAIRMAN COX: -- see what you guys think.

19 MR. GORMAN: Do other airports host? I mean,

20 it seems like a great public relations tool. But

21 it -- does other airports host bike tours? Has

22 it -- is there any precedence? Or is there --

23 CHAIRMAN COX: Yes, sir?

24 MR. BRUNSON: I don't know and I don't care.

25 MR. GORMAN: Okay. That's probably a good

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1 answer.

2 MR. GEORGE: How much impact is that going to

3 be to aircraft taxi? And so, we just close a

4 runway down for -- you know, for Galaxy and a few

5 other ones and the -- and the local tenants. Is

6 this going to require closing it down, too?

7 MR. WUELLNER: Only for a few hours on each

8 of those days. It -- it would not require it

9 close for the weekend like we did with the air

10 show or anything like that. And it's much more
11 limited in where they are on the airport and what
12 they do. It's not an all-day people around.

13 MR. GEORGE: So, 13/31 would be open
14 continuously.

15 MR. WUELLNER: The whole time. It would
16 never be shut.

17 CHAIRMAN COX: Does anybody want to see
18 the -- do they -- do we need to see the DVD? I
19 mean --

20 MR. WUELLNER: It's really up to you.
21 It's --

22 CHAIRMAN COX: That's fine. I -- I don't
23 have any objections to hosting the event.

24 MR. GEORGE: I make a motion we make a
25 commitment to this year and a tentative commitment

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1 to the next year, depending on --

2 CHAIRMAN COX: How it goes.

3 MR. GEORGE: -- how it goes this year.

4 MR. BRUNSON: I'll second that motion, but
5 I'd like to make additional comment.

6 CHAIRMAN COX: Go ahead.

7 MR. BRUNSON: Okay. As Ed said, I was
8 contacted by the executive director for the MS,
9 and we had a meeting here with the honorary
10 chairman. And just first-class people.

11 Last year, they had this event at the World
12 Golf Village.

13 MR. WUELLNER: The Tree of Life.

14 MR. BRUNSON: Pardon?

15 MR. WUELLNER: Tree of Life last year.

16 MS. GREEN: Tree of Life?

17 MR. BRUNSON: Yeah, Tree of Life in the World
18 Golf Village.

19 MR. WUELLNER: At the World Golf, yes.

20 MR. BRUNSON: And these riders come from -- I
21 have some friends that came from Atlanta to attend
22 this bike ride, and it's first-class event. And I
23 mentioned this to Ed, and then we had the meeting,

24 and I mentioned it to Michael, and he's
25 enthusiastic about it and has even offered plan B,

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1 that if we needed a shade hangar to house bikes or
2 so forth.

3 But this really doesn't take up too much
4 room, and it -- they come in here and we keep
5 their cars overnight, and they come back and get
6 out of here. So, it's just a great public event
7 that I hope we'll all support.

8 CHAIRMAN COX: I just -- you just touched on
9 something that I hadn't thought about, is if
10 there's 2,200 bike riders, where are we putting
11 all the cars?

12 MR. WUELLNER: There's actually much fewer
13 than 2,200 cars involved. It's --

14 CHAIRMAN COX: You got chocks and tie-downs
15 for all the bikes?

16 MR. WUELLNER: I've forgotten the number I

17 had, but it was -- it was well less than a
18 thousand cars in total that are involved in the
19 event. There are those that get -- just get
20 dropped off and are picked up at the end. There
21 really are very few that are left.

22 They provide their own on-site security for
23 the entire weekend. It -- they leave pretty much
24 en masse on Saturday. They do tend to trickle in
25 a little bit on the Sunday, but it's over a three-

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1 or four-hour period, and then everybody is -- they
2 have to be off the -- the course by a certain
3 time.

4 CHAIRMAN COX: All right. We have a motion
5 on the table and a second. All of those in favor?

6 MR. GEORGE: Aye.

7 MS. GREEN: Aye.

8 MR. BRUNSON: Aye.

9 CHAIRMAN COX: Aye.

10 MR. GORMAN: Aye.

11 CHAIRMAN COX: All those opposed?

12 (No opposition.)

13 CHAIRMAN COX: Okay. The ayes have it and
14 the motion is passed. Moving on to housekeeping
15 items.

16 10. - HOUSEKEEPING ITEMS

17 MR. WUELLNER: I have a couple of items just
18 want to bring your attention to. We did submit
19 and gained approval of Florida DOT and FDLE on our
20 airport security plan. So, that was submitted.
21 And that was a requirement for our license renewal
22 this year.

23 Florida Statutes were amended to require that
24 plan be submitted and updated every other year.

25 So, that's been accomplished for this year. And

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1 our airport license as a result has been extended

2 or granted for another year like it always --

3 always would be.

4 And I just wanted to update you that we are
5 still moving forward with the access control
6 system and identifying an appropriate vendor for
7 that software. That search is narrowing very,
8 very rapidly, and I -- barring, you know,
9 intervention from you folks, we'll probably get
10 that -- get that awarded and moving forward within
11 the next week, ten days tops.

12 CHAIRMAN COX: Very good.

13 MR. WUELLNER: So, I'm more excited about
14 that. I think we finally found somebody that's
15 going to -- going to do the job for us and give us
16 the product we're after.

17 CHAIRMAN COX: And good support.

18 MR. WUELLNER: And -- and reuse -- I say
19 reuse, but use the infrastructure investments
20 we've already made, which was critical in our
21 decision-making.

22 CHAIRMAN COX: Very good. There's one
23 more -- yes, sir. You had a comment.

24 MR. GEORGE: I was just going to remind you

25 that you said something about board member

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1 discussion.

2 CHAIRMAN COX: Thank you very much. One more
3 issue under housekeeping items. This is an issue
4 that actually became quite debated last year, and
5 the issue is individual board members making
6 comments in public and speaking for the board at
7 large.

8 That's -- it's -- it's not something that a
9 board member should do or can do. And I want to
10 reiterate that you can't go out as an individual
11 and speak for the board. You can go out as an
12 individual and say, "I'm Bob Cox and I am a board
13 member, but I'm speaking for myself. I don't
14 speak for the rest of the board. And the board
15 does not necessarily support what I am saying."

16 Because we just recently experienced a
17 tremendous rash of phone calls due to some public

18 comments made by a board member. Whether it was
19 insinuated that it was speaking for the board or
20 not, it was perceived that way. And -- and
21 unfortunately, perception becomes truth in
22 newspapers and news media more often than not.

23 So, I want to reiterate to everybody that you
24 have to be very careful when you're speaking to
25 the news media, or any media at all, that you

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1 speak as an individual.

2 You can identify yourself as an Authority
3 member, but you can't say that you're speaking for
4 the board, because you don't have the board's
5 support, necessarily, in the particular issues
6 you're talking about.

7 And also, if -- if we're going to be speaking
8 in the media, I would appreciate it, as the Chair,
9 that you would reflect to me through the director
10 that you're going to go speak to someone

11 concerning the issues of the airport.

12 Yes, sir?

13 MR. GORMAN: We're elected. We have

14 constituents.

15 CHAIRMAN COX: Yes.

16 MR. GORMAN: We can speak to them on

17 basically anything we want to speak to them at.

18 CHAIRMAN COX: Not -- not -- not representing

19 the board, you cannot. You can represent

20 yourself.

21 MR. GORMAN: If in fact someone misconstrues

22 that conversation, that it is representative of

23 the whole board, that can be corrected. But I'm

24 going to have to fight with you on that, Bob. In

25 other words, I can't see myself calling you to

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1 tell you -- and I can't even by law, under

2 sunshine, tell you --

3 CHAIRMAN COX: No, I didn't say that you

4 should call me.

5 MR. GORMAN: -- that I've had a discussion
6 with somebody.

7 CHAIRMAN COX: I agree with you. I agree
8 with you.

9 MR. GORMAN: So, I see your point, but I
10 can't see why you're making it, honestly.

11 CHAIRMAN COX: Because we had to -- we had
12 7,000 phone calls to the tower concerning aircraft
13 noise because of -- of some comments that a board
14 member made recently that were unfounded and were
15 actually off base and not necessarily accurate.

16 So -- and it created a tremendous workload
17 for the tower at a time when they don't have time
18 to answer public phone calls. And, you know,
19 it's -- it could be bordering on -- on careless
20 and reckless activity for them to be answering the
21 phone at the wrong time, not necessarily comments
22 made. We just, you know --

23 MR. GORMAN: I guess I just don't --

24 CHAIRMAN COX: -- irresponsible comments with

25 the news media representing the Authority --

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1 MR. GORMAN: No, I understand your angst
2 about representing the entire Authority.

3 CHAIRMAN COX: All right. You know, we went
4 through this situation last year, and we talked
5 about censure of individual board members and et
6 cetera, et cetera. So, we aren't going to go
7 there. But I would caution everyone -- have to
8 wait for the tape to get done.

9 COURT REPORTER: Go ahead.

10 CHAIRMAN COX: Caution everyone to be very
11 careful what you say in public. And I agree with
12 you; you're elected -- you're an elected member of
13 the board. You can speak to your constituents,
14 you can speak to a point. But you can speak to
15 that point as an individual and say what you have
16 to -- you have to define it as saying, "I'm
17 speaking for myself as a board member and I'm not

18 speaking for the board."

19 MR. GORMAN: You're just asking for board
20 members to -- to be specific as to that it's their
21 opinion.

22 CHAIRMAN COX: Absolutely.

23 MR. GORMAN: All right. Well, we can take
24 that --

25 CHAIRMAN COX: Mr. Brunson?

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1 MR. GEORGE: Otherwise you're in deep kimchi.

2 MR. BRUNSON: I agree with Jack Gorman
3 completely. I do -- do a lot of public comments
4 over the radio and make presentations. And what I
5 say is my personal opinion what people should do
6 and what I think needs to be done. But I've never
7 said that this is what the board says do or I
8 represent the board.

9 I -- I speak as an individual as an airport
10 Authority person. And my loyalties are to the

11 constituents. And -- and I don't believe that we
12 had 7,000 calls to the tower. If you can document
13 that, I'd like to see that. If you can document
14 over the radio that -- that I or any board member
15 has said, "I represent the board and this is what
16 we think," and -- and I think we need more
17 comments from individual board members about the
18 airport.

19 So, I agree with what Jack says. I'm not
20 going to be -- if I've said something wrong and
21 represented the board, then you can censure me,
22 but I have not done that.

23 CHAIRMAN COX: Well -- ma'am?

24 MS. GREEN: Just a quick comment, because I
25 was part of this a year ago. And as chairman, you

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1 do speak for the board sometimes. But as board
2 members, that are not chairmen, we do not.

3 And just to put it very simply, you know all

4 of those obnoxious political ads that you see,
5 "And I approve this message," that's kind of what
6 we need to predicate, not chairman. "This is my
7 opinion as a board member, and let me tell you
8 what I think."

9 MR. BRUNSON: Yeah.

10 MS. GREEN: I think if we predicated it that
11 way, there's not going to be any worry about it.

12 CHAIRMAN COX: Mr. George?

13 MR. GEORGE: I -- I think that Ms. Green's
14 correct; it was about two, two and a half years
15 ago. And I think the consensus at that time was
16 that whenever you get a microphone in front of
17 you, you get introduced as Wayne George, Airport
18 Authority. Just saying "Wayne George, Airport
19 Authority," makes it sound like I am speaking for
20 the Airport Authority board.

21 And at that time, two years, three years ago,
22 we came up with some language that says when it's
23 first out of the chute, "Now, understand, I am one
24 member of the board."

25 That's all you've got to say.

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1 CHAIRMAN COX: And a disclaimer that, "This
2 is my personal opinion." And then there's no
3 issue with it. I mean, there's no way you can --
4 you know, as a representative of the public.

5 But you have -- you have two loyalties. You
6 don't have a loyalty just to the constituency,
7 because you got elected to this job to represent
8 the people to help run this airport, not just to
9 the constituency. You're doing your job to help
10 best run this airport for the general public, not
11 just individuals in the county.

12 You know, there were some mis -- there was
13 some misinformation in there. And I know it
14 wasn't malicious, nor was it intended, but the
15 misinformation was the perception that people
16 took. And i.e., they did make -- and I was
17 exaggerating as to the phone call numbers. But, I
18 mean, we could -- we could ask the tower manager

19 to come up and give his opinion of what happened
20 after the fact but, you know, I think the point's
21 been made.

22 So, if -- if everybody would just take that
23 into account, please, when we're speaking and --
24 to the news media, that you -- you add the
25 disclaimer that, "This is my personal opinion and

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1 I'm a member of the board, and I don't speak for
2 the board."

3 Yes, sir?

4 MR. GORMAN: I just -- I'm stirring the pot
5 now, so I'll apologize. But what if he had
6 qualified -- what if somebody had qualified
7 themselves and said, "I'm speaking as -- for
8 myself and not as a member of the board," and then
9 the tower got 7,000 calls? Now what do you do?

10 MR. WUELLNER: We'll do like we did last time
11 and have to change the number.

12 MR. GEORGE: Change the phone number.

13 MR. GORMAN: I am stirring the pot.

14 CHAIRMAN COX: Again --

15 MR. BRUNSON: You know what; that just opens

16 up another subject, that, you know, that if

17 somebody -- we need to have something in place if

18 somebody has problems and they can't call the FAA

19 and they can't call the Airport Authority, and

20 they just call you, so this is another item we

21 need to discuss.

22 CHAIRMAN COX: Well, there is a -- there

23 is -- there is a process in place, and there's an

24 FAA hotline that people can call. It's on -- all

25 over the internet. It's all over the FAA. I

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1 mean, you know, this -- you wanted to expand on

2 that?

3 MR. WUELLNER: No. I was going to point out

4 and was going to say basically what you did. The

5 appropriate mechanism, once the wheels leave the
6 ground of this airport -- a lot of people don't
7 understand that -- we no longer, from the Airport
8 Authority, control any of the activity that
9 aircraft does. And we barely do on the ground.

10 So, the tower has control of the airspace but
11 not control of the aircraft. And there will be
12 people who find a way to -- to annoy and otherwise
13 harass people on the ground as long as they're in
14 airplanes. Fortunately, it's the -- you know, the
15 extreme minority of people who choose to go their
16 own way in an aircraft.

17 The appropriate mechanism is FAA. They're
18 the only people that have enforcement capability
19 for any of that. The tower does not. The Airport
20 Authority does not.

21 CHAIRMAN COX: All right. I think that's
22 enough said about comments.

23 MR. BURNETT: And Mr. Chair?

24 CHAIRMAN COX: Yes, sir.

25 MR. BURNETT: Just -- just one comment. And

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1 I don't mean to get in the middle of this issue,

2 but...

3 MR. GORMAN: But you are.

4 MR. GEORGE: The attorney's --

5 MR. WUELLNER: See if we can help you with

6 that.

7 MR. GEORGE: That's right.

8 MR. BURNETT: This issue comes up from time

9 to time, and it's come up while -- while I've been

10 here on a number of occasions. Just so everyone

11 knows, there is a section in your policy for board

12 meetings that addresses this issue generally and

13 talks about who has authority to talk on behalf of

14 the board.

15 CHAIRMAN COX: Okay.

16 MR. BURNETT: So...

17 CHAIRMAN COX: Thank you very much.

18 11. - PUBLIC COMMENTS

19 CHAIRMAN COX: Moving on to the regular
20 meeting agenda, we're up for public comments. And
21 I think that, Mr. Bryant, you said you had some
22 additional -- just out of curiosity, while you're
23 up there on the -- on the hot plate, how does the
24 County Commission handle public comments by
25 individual members? And who speaks for the

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1 commission?

2 COMMISSIONER BRYANT: I, as a nine-year
3 member of my board and four-time chairman, I
4 constantly run into problems that you just had.

5 And I have to admonish my -- some of my board
6 members quite regular, in a professional way, that
7 they need to say they speak for themselves and not
8 the board.

9 And -- and you can always just use two words,
10 "In" -- or three words, "In my opinion." And
11 that's -- and I preface everything I say, "I, as

12 chairman, have no more authority than any of my

13 other board members."

14 CHAIRMAN COX: True. Right.

15 COMMISSIONER BRYANT: And where it takes

16 three votes to get anything accomplished, and I

17 keep telling them that over and over again.

18 But anyway, getting back to roads --

19 CHAIRMAN COX: Yes, sir, appreciate that.

20 COMMISSIONER BRYANT: I -- I mistakenly

21 thought we had overhead projector capabilities.

22 MR. WUELLNER: We do.

23 COMMISSIONER BRYANT: Oh, do you?

24 MR. WUELLNER: I can make that happen.

25 CHAIRMAN COX: He didn't bring it with him,

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1 though. No. Do you have it?

2 COMMISSIONER BRYANT: Well, I made small

3 copies, but Mr. Wuellner, if you want me to, I can

4 defer to next meeting, and I'll bring a CD to put

5 in there so we can put it up there in a real
6 professional manner.

7 MR. WUELLNER: That's up to you.

8 COMMISSIONER BRYANT: In my opinion, I think
9 this is a real important issue to let the board
10 members and the public that are here to see the
11 magnitude of the new roadways that are
12 currently --

13 CHAIRMAN COX: I think we can -- I can -- we
14 can make it happen real quick if you want to take
15 the time.

16 COMMISSIONER BRYANT: Do you want to do that?
17 I don't want to take away the --

18 CHAIRMAN COX: No.

19 COMMISSIONER BRYANT: -- effectiveness of it,
20 because like I say, there's over \$500 million
21 worth of roadways under construction.

22 CHAIRMAN COX: I think that's about what this
23 system cost, so we can make it happen.

24 MR. GEORGE: That's his opinion, and he
25 was --

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1 COMMISSIONER BRYANT: There you go, Ed. I'm
2 sorry. I probably should have -- do you have a
3 laser pointer, Mr. Wuellner?

4 MR. WUELLNER: Yes, we do. Right there.

5 MR. GEORGE: My God, you didn't bring
6 anything.

7 MS. GREEN: Not transparencies.

8 COMMISSIONER BRYANT: When you come to my --
9 my house over there, we usually --

10 MR. WUELLNER: Okay. So, we --

11 MR. GEORGE: Well, if we had your budget, we
12 would be able to do that.

13 MR. WUELLNER: Okay. So we don't.

14 COMMISSIONER BRYANT: No, we don't want to
15 talk budget now.

16 CHAIRMAN COX: These are -- for
17 transparencies, he doesn't have the overhead.

18 COMMISSIONER BRYANT: Ed, let's do it -- let
19 me defer it to the next meeting, and I'll bring a

20 CD ROM to go in your computer. Like I say, it's
21 my opinion that these are really some major issues
22 and some major dollars that's not taxpayers'
23 dollars being spent. This is private sector
24 dollars on these new roadways, and probably 40,
25 upwards to maybe 50 percent of these roadways are

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1 going to be completed in 12 to 18 months.

2 So, I think you'd be amazed at the new roads
3 that are -- that are in progress now that are
4 being built and -- and what the impact to the
5 community -- and also -- and I'm assuming there's
6 always -- I see relativity among all issues in the
7 airport issues here, because on the economic
8 development incentives or issues, they ask us what
9 is your access to our county if I relocate my
10 business here or even sometimes private homes.

11 So -- so, there's always some relationship
12 between Airport Authority and the County.

13 CHAIRMAN COX: Absolutely.

14 COMMISSIONER BRYANT: So, I would love to
15 defer it to the next meeting.

16 CHAIRMAN COX: That'd be great. Appreciate
17 it.

18 COMMISSIONER BRYANT: Sorry I didn't come
19 prepared.

20 CHAIRMAN COX: No, sir. That's fine. Thank
21 you very much. Public comments? Yes, sir.

22 MR. HICKOX: Wayne Hickox, 881 Queen Road.
23 To the chairman and the members, I'd like to ask
24 you if you'd reconsider your policy on the
25 sign-ups for public comment. And Jim can correct

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1 me if I'm wrong, but at the County Commission,
2 when you're signing up, it's for general comment
3 which comes at a session before the start of the
4 regular meeting.

5 As far as commenting about issues that the

6 board is taking up that day on their agenda, it
7 would be impossible for a person to sign up in
8 advance, because we don't know what you're going
9 to say. In other words, you could be talking
10 about, well, say in this case, the contract with
11 the law firm, but in the past, if you'll remember,
12 there are things that come up with discussion
13 where some member of the public has been able to
14 help you, actually, with comments and reaching
15 your --

16 CHAIRMAN COX: Actually --

17 MR. HICKOX: -- decision. And don't get me
18 wrong; I mean, as far as -- you know, it makes it
19 much more orderly to have the system you want.
20 But I think you aimed it at the wrong part of the
21 public discussion. In other words, what we're
22 doing right now should be when we sign up to do --

23 CHAIRMAN COX: Actually, I think the -- not
24 to interrupt you, but I think the procedure is in
25 place for the -- for an individual in the public

1 to, if they want to discuss a particular agenda
2 item, to sign for it up during the session; is
3 that not true?

4 MR. HICKOX: Well, it wouldn't have been very
5 convenient -- well, very possible for me, while
6 you were discussing the issue of the contract, for
7 example, to put a thing in front of you, well, I
8 want to talk about this. I think it's a little
9 disruptive.

10 CHAIRMAN COX: Well --

11 MR. HICKOX: I'm just asking you to
12 reconsider.

13 CHAIRMAN COX: No, I -- I understand what
14 you're saying. Is the agenda not posted on the
15 web site and publicly?

16 MR. HICKOX: Well, most -- not all of us are
17 on computers.

18 CHAIRMAN COX: Well -- but it's -- it's
19 available other -- through other venues, also.

20 Yes.

21 MR. GORMAN: I've got a question on that
22 procedure, just to clarify, because I don't
23 necessarily disagree with it.

24 MR. HICKOX: I think the emphasis is
25 backwards. That's all I'm saying.

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1 MR. GORMAN: Just to clarify for him, too, in
2 other words, can someone, during this discussion,
3 then make out a card because they feel that they
4 need to -- to address an issue?

5 In other words -- and like he says -- and
6 really, I don't understand sliding it under
7 your -- under your nose while the meeting's going,
8 but I can see that needing to happen at times. Is
9 that possible? What -- those cards are delivered
10 to someone? How does this -- how is this issue to
11 work?

12 CHAIRMAN COX: Yeah, I've seen it work that

13 way. But what we're trying to get away from is a
14 standard so that we don't get into open debate
15 between people in the audience on particular
16 agenda items and issues.

17 MR. HICKOX: You have achieved that. You
18 can't -- can't discuss the issue, because you
19 wouldn't know what particular problem came up.

20 Let's just say, as it happened several times,
21 you were trying to figure out how to deal with
22 something -- I know myself, I've been able to
23 offer a couple of comments which helped you to
24 reach a decision on how you were going to do
25 something. And it's not for me; it's for

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1 everybody.

2 CHAIRMAN COX: Yeah, I understand.

3 MR. HICKOX: Thank you.

4 CHAIRMAN COX: Just out of curiosity, because
5 I don't usually see what we have stacked, and I'll

6 make sure that it's -- is this agenda item sheet
7 not available to you when you walk in the room?

8 MR. HICKOX: First time I see it is when I
9 get here. When I used to work at the radio
10 station, I used to get one.

11 CHAIRMAN COX: Okay.

12 MR. HICKOX: But I don't work every day.

13 CHAIRMAN COX: What other media -- what other
14 venues are there available to the public to have
15 the agenda --

16 MS. GREEN: Is it in the paper?

17 CHAIRMAN COX: -- available to them? It's in
18 the paper?

19 MS. GREEN: No, I said, "Is it?" Is it in
20 the paper?

21 MR. WUELLNER: We do not publish the agenda.

22 MR. HICKOX: No, not the agenda.

23 MR. WUELLNER: We do the meeting notice.

24 MS. GREEN: Just the notice?

25 MR. HICKOX: And keep in mind, Mr. Cox, I

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1 didn't say I wanted to comment on the legal
2 situation, to have a horse in today's race --

3 CHAIRMAN COX: I understand exactly what
4 you're saying. I mean, you know, it's -- it's a
5 valid point. And we'll have to take it under
6 review. Certainly can't do it at this point, but
7 we'll discuss that.

8 Mr. Ciriello?

9 MR. CIRIELLO: Shoot. You can hear me
10 anyhow. Joe Ciriello, 5318 Shore Drive. I'd like
11 to echo what Mr. Cox -- or Mr. Hickox said.
12 According to this sheet, it really doesn't give
13 you any itemized things on the agenda. It's just
14 a -- you know, and even if it did, it doesn't say
15 what your guy -- you guys are going to say.

16 So like I was sitting here, and if I had to
17 fill in a card, not knowing anything, what good is
18 it? But when I'm sitting here and I hear you guys
19 make a few comments, something ticks in my head,
20 I'd like to ask a question or make an observation

21 or a suggestion, and that comes instantly.

22 So -- but with your new system, that kind of
23 muzzles me or anybody else in the audience who
24 might want to do that. Like when you was talking
25 about the bikes, I have no objections to it, but I

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1 had a couple of questions similar to you about the
2 cars; where are you going to park all of these
3 cars?

4 But the other thing that came to my mind,
5 Mr. Wuellner said these people had all their
6 volunteers in place to take -- take care of
7 security and everything. Well, you know, airports
8 are under strict security anymore since 911.

9 These people, are they really experienced at
10 securing airports? We -- you can't even get in
11 this airport now unless you have a special card.

12 And now you're going to open it up on this
13 particular day for this 2,000 bikers to come in

14 and -- and, you know, and let them in and out?

15 I have no problems with it. I mean, I don't

16 think a terrorist is going to come in on that

17 particular day. But I wanted to throw, you know,

18 a couple of questions out that way, and I

19 couldn't. I sat there. I didn't have a card.

20 I -- I really didn't like that idea, and I

21 still don't, but...

22 CHAIRMAN COX: Okay. We will certainly take

23 it under discussion and see what we can come up

24 with here in the near future to resolve it.

25 Yes, sir?

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1 MR. BERNARDO: Yes. My name is Wayne

2 Bernardo. I live at 168 Kingston Drive. That's

3 at Beach Walk directly across the intracoastal

4 here.

5 And a few months ago, Randy was nice enough

6 to come and address our associations. And there

7 were more than just one representative from
8 different associations. And we had a discussion,
9 knowing about my concern. Of course, I live right
10 there. Oh, thank you for the air show. I just
11 looked out my backyard. My neighbor, Bob, and I
12 had a good time.

13 MR. GEORGE: Pay your \$5.

14 MR. BERNARDO: And one of my concerns was
15 that -- continually see low-flying airplanes. And
16 when I made a comment about this, someone else
17 did. And then there was a fellow there -- and I
18 don't know who he was. He was a pilot. And he
19 started talking about VORs, ILSs, approaches, and
20 kind of blew us off, that we didn't know what we
21 were talking about.

22 Well, I'll give you a brief, what my
23 experience is. I spent eight years in the special
24 forces during the Vietnam era, two of those with
25 the HALO team. When I got discharged, I went into

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1 their air reserve. I was a flight engineer on
2 C-5s. I have like 3,500 hours flying that.

3 I worked for the Boeing company. I did all
4 experimental work on the V-22 Osprey, all of
5 the -- the newer helicopters that the Boeing
6 builds, the special ops helicopters. I worked
7 on -- was in the communication, navigation. And I
8 also was a flight engineer on a 130, and I spent
9 one tour over in Desert Storm. I have over 5,000
10 hours. And I also have about 500 jumps.

11 So, when they did that to us, I kind of
12 resented that, that they assumed, because
13 pilots -- I know a lot of pilots do have an
14 attitude, that there are pilots and then there's
15 everybody else. And my concern was that they do
16 fly low.

17 I was not one of those people that called the
18 tower, because I didn't think it would do any
19 good. You have no radar here. So, what are they
20 going to do, say -- so we have to come up with a

21 plan, that when we do see them -- and believe me,
22 I see them a lot. When I can see tail numbers,
23 and I can make out the pilot's head, he's low.
24 We have to come up with a plan that we, who
25 live across there, can address that. We don't

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1 know who to go to now. I mean, you can call FAA.
2 You know, you do anything you want. But we, as a
3 community, we have to -- because you're our
4 neighbors. We're your neighbors. We're not going
5 anywhere.

6 So, I would appreciate if somebody, somewhere
7 along the way, get a workshop that we have a way
8 to address that problem. Because once he takes
9 off and lands, who sees him? Am I going to go run
10 down there and give him a ticket? No. But we
11 have to have a venue so we don't have 7,000 --

12 CHAIRMAN COX: Uh-huh.

13 MR. BERNARDO: -- or whatever it was, phone

14 calls. Because the tower shouldn't be. But
15 somebody should be held accountable to let those
16 pilots know they're not supposed -- how many small
17 aircraft have we found that we read in the paper
18 crashed in the past six months? Anybody know?
19 Fifteen. And there's a bunch of them here in
20 Florida and in Georgia and off the coast.

21 Fifteen.

22 Now, our houses are right there. All right.

23 I understand that this airport was here, but we're
24 getting more and more busy. I mean, if you want
25 us to respect the airport's rights, the airport

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1 has to respect our rights. That's all I'm asking.

2 And thank you for coming to the meeting. It
3 was enlightening.

4 MR. BRUNSON: Thank you.

5 MR. BERNARDO: Thank you.

6 CHAIRMAN COX: We'll take that in

7 consideration and try to have an answer for you.

8 MR. BERNARDO: I appreciate that.

9 CHAIRMAN COX: No problem. Public comments?

10 Mr. Knight.

11 MR. KNIGHT: In regards to noise complaints
12 to the control tower, the tower was receiving
13 noise complaints when an aircraft, simply a jet,
14 would come on in for landing. It's not doing
15 anything special out there. He's just doing a
16 normal course of landing.

17 Whether it's a corporate aircraft, military
18 aircraft, when an aircraft is quite noisy coming
19 in to the tower, we would receive phone calls.
20 When an aircraft is practicing in the aerobatic
21 box, we start to receive phone calls.

22 When aircraft are flying over folks over at
23 Green Cove Springs and further away, control tower
24 was starting to receive phone calls. Nothing to
25 do with our airspace, nothing to do that was

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1 special with any other aircraft flying out there.

2 It's just the fact that the aircraft was making
3 noise somewhere, they're calling the control
4 tower.

5 I think the last straw that broke my back was
6 the primarily -- jet that came in to land here,
7 and within five minutes, had eight phone calls
8 right after each other. I, as an air traffic
9 controller, cannot concentrate on separating
10 airplanes if I have to be answering that phone
11 that keeps ringing right beside me. It's a
12 distraction in terms of flight safety.

13 Granted, there may be a cause out there to
14 try to promote the idea that there's a lot of
15 noise activity, a lot of aircraft flying low.

16 What I'm interested in is flight safety. That's
17 why I had the phone number changed. Thank you.

18 CHAIRMAN COX: Thank you. Mr. Knight, as the
19 tower manager for St. Augustine Airport --

20 MR. BERNARDO: Excuse me. Just a comment,
21 that it's not so much the noise.

22 CHAIRMAN COX: Just a second, sir. I haven't
23 recognized you yet.

24 MR. BERNARDO: Oh, I'm sorry.

25 CHAIRMAN COX: That's all right. That's

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1 fine. Mr. Gorman, you had a comment?

2 MR. GORMAN: And I'm not being -- I'm not
3 being contentious at all, Dave. Do you -- what do
4 you think you would do as a solution to that for
5 people to be able to correspond with somebody? I
6 understand you, as -- as a tower manager, you
7 can't take the call. You're busy on the
8 microphone. That, I understand.

9 Do you have another -- do you have a solution
10 or an avenue you think we could take that there
11 would be some loop that these homeowners would be
12 able to address the issue? I mean, I understand
13 in the tower, you're not going to take the phone
14 call. That's not possible. What do you think?

15 Is there an alternative? I mean, I'm not -- I'm
16 just thinking out loud.

17 MR. KNIGHT: To my understanding, there is a
18 noise complaint process. The process is either to
19 the Airport Authority, to my understanding, and it
20 may be no on that. But the flight standards
21 district office has a 1-800 number that receives
22 noise complaints and follows up that process. The
23 control tower technically is not in that process.

24 CHAIRMAN COX: Right.

25 MR. KNIGHT: Okay.

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1 CHAIRMAN COX: Thank you very much.

2 MR. WUELLNER: Mr. Chairman?

3 CHAIRMAN COX: Wait, wait, wait. He was -- I
4 need to recognize him.

5 MR. BERNARDO: It's not so much the noise
6 that we're concerned with. When they come -- the
7 pilots come practice out there, that's fine. You

8 know, they put on a little air show for us. We
9 don't have a problem with that. As many
10 homeowners as I talk to, it's not so much the
11 noise, especially directly where we are, because
12 we don't usually get the jets. It's just the
13 small aircraft in general, not so much the noise.
14 The noise is not that big of a deal.

15 It's the -- the height and the altitude of
16 the small aircraft. That, I just wanted to get
17 that straight. That's what we're concerned about.
18 And I appreciate what you do.

19 CHAIRMAN COX: The -- unfortunately, as it
20 may be, if you look right over your right shoulder
21 right there, you can see the two runways that head
22 directly toward that section of homes that you
23 live in right there.

24 MR. BERNARDO: Uh-huh. Yeah. Right.

25 CHAIRMAN COX: Okay. The -- the airplanes

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1 that use those runways, unfortunately, once again,
2 are low-powered, piston-driven, propeller-driven
3 airplane, and when they take off, they're not
4 going to be high at all. They're just going to be
5 climbing out, you know, under power and -- and
6 stuff.

7 So, I don't know how to address that and --
8 and address that in a manner that would be
9 appropriate to your concern.

10 MR. BERNARDO: We never had any problems with
11 them before.

12 CHAIRMAN COX: What is it that's happening
13 now that --

14 MR. BERNARDO: It's in the past three years,
15 because I have called, you know.

16 CHAIRMAN COX: What is it that's happening
17 now that wasn't happening before?

18 MR. BERNARDO: They're continually flying. I
19 know when you take off --

20 CHAIRMAN COX: Right.

21 MR. BERNARDO: -- the altitude --

22 CHAIRMAN COX: Yeah.

23 MR. BERNARDO: But when they come in from the

24 ocean --

25 CHAIRMAN COX: From the ocean. They're

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1 coming in from the ocean?

2 MR. BERNARDO: Yes. Or when they're coming

3 out towards the ocean, it's like just gain some

4 altitude, get up there about 800 feet, I wouldn't

5 have a problem.

6 CHAIRMAN COX: It's -- it's just -- it's a

7 discussion we're going to have to take under

8 consideration.

9 MR. BERNARDO: Yes, I understand that.

10 CHAIRMAN COX: I appreciate it. And after

11 the meeting here, I'd like to chat with you if

12 you've got a few minutes.

13 MR. BERNARDO: Sure.

14 CHAIRMAN COX: Mr. George.

15 MR. GEORGE: I would like to suggest that we
16 ask Staff to put together the outline of a
17 pamphlet that can be passed out to the property
18 owners, with phone numbers for different places
19 they can call and complain to, maybe a form to
20 fill out or -- or something like that. Because
21 when we get to the -- to the new subdivision
22 that's going in just to the south of us, just more
23 possibility of it. So, I think it's a serious
24 thing we need to take a look at.

25 CHAIRMAN COX: Yes, sir.

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1 MR. SESONA: Al Sesona, 394 North Boulevard.
2 About a week or so before the air show, there was
3 that colorful F-86 flying around. And on one
4 particular day, I happened to be outside, and
5 there was a twin coming in for a landing. And
6 this F-86 came right underneath that twin and just
7 proceeded to fly away.

8 And I would like to ask the tower if that 86
9 was reprimanded or if anything at all was done
10 about that incident.

11 MR. KNIGHT: May I address that?

12 CHAIRMAN COX: Yes, sir.

13 MR. KNIGHT: What came to mind was the case
14 of a King Air that actually departed and the twin
15 that came in, I received a -- a response or a
16 complaint from an individual who said that
17 separation was too close. But I don't recall the
18 F-86 issue right up front.

19 But the case that I remember was the flight
20 check bird that did a low pass, certifying the ILS
21 system, and had to cross the departure end at a
22 very low altitude before he started climbing. And
23 the twin aircraft had the King Air in sight,
24 turned it in early on a base leg and landed runway
25 13. I'm not aware of the issue that you're

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1 talking about. Sorry.

2 CHAIRMAN COX: Just to -- just to qualify
3 some of the issues that -- that may be of concern
4 here, the -- the box of space that the aircraft
5 work in that are practicing aerobatics is very
6 stringent, and the control tower operators, the
7 controllers are in that tower watching both
8 aircraft at the same time.

9 The pilots of the aircraft flying in the
10 aerobatic box have to stay within certain
11 limitations in altitude and in lateral parameters.

12 There are typically some minor conflicts that,
13 from my experience, were caused not by the -- the
14 aerobatic aircraft flying, but in aircraft that
15 were directed by another ATC facility to travel
16 through the airspace and at a time when neither
17 the other pilot or the tower, our tower, knew that
18 that was happening.

19 The gentleman flying the F-86, I'm quite
20 certain, was aware of any conflict that would
21 be -- and, you know, were you right underneath
22 the -- the situation or were you just --

23 MR. SESONA: Yeah. The twin was right on his
24 final leg. I could see probably about no more
25 than a hundred feet off the end of the runway.

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1 CHAIRMAN COX: But if you're looking at it
2 from a lateral portion, the aircraft, they look --
3 they look like they're awfully close together and
4 be and separated by a quarter of a mile.

5 MR. SESONA: Well, if I was that twin pilot,
6 I'd have been a little shocked.

7 CHAIRMAN COX: I suspected there was a
8 real -- yes, sir? Dave.

9 MR. GEORGE: Just keep the mic with you next
10 time.

11 MR. KNIGHT: I'll just make this real short
12 and sweet. We do have waivers to allow for the
13 aerobatic box to be active. Whether it's the F-86
14 or any other aircraft that's in the aerobatic box,
15 we have a waiver to perform simultaneous

16 operations, meaning that the aerobatic box is
17 active; we can have aircraft arrive and depart.
18 We issue traffic both. They know about each
19 other. And that's what keeps it safe and orderly.
20 So, I rest your concern on that one. Thank you.

21 CHAIRMAN COX: Yes, sir?

22 MR. JONES: Joe Jones, 4672 Fifth Avenue. I
23 was just curious; you talk about the box. I
24 wasn't planning on speaking today. Is that
25 something that just lines up with the runway back

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1 and forth, which way they're supposed to come and
2 go?

3 CHAIRMAN COX: Actually, the box lies on the
4 far side, the east side of the 13/31 run -- the
5 longest runway there. So, it's on -- as you're
6 looking at that picture, it's at the very top of
7 the picture there. Basically parallels the runway
8 out to just past the --

9 MR. JONES: I live over here. I have planes
10 all the time to cross me. But that one tourist
11 helicopter, I mean, it's nonstop all day long,
12 right over the house.

13 CHAIRMAN COX: Yeah. But he's -- he's within
14 the controlled airspace of the airport.

15 MR. JONES: That's what I was wanting to
16 know, because that's why I was asking, when I keep
17 hearing you say about a box, I didn't know if he
18 should be over more.

19 CHAIRMAN COX: No. He's just -- he's just --

20 MR. JONES: You talk about low.

21 CHAIRMAN COX: He's performing.

22 MR. JONES: He looks like he's just watching
23 what you're doing down there.

24 CHAIRMAN COX: He's performing standard
25 take-off procedures for helicopters.

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1 MR. JONES: Okay. That's all I didn't know.

2 I just heard about a box.

3 CHAIRMAN COX: All right. Public comments?

4 Any further public comments?

5 (No further public comments.)

6 CHAIRMAN COX: Not seeing any further public

7 comments, comments by Authority members?

8 Mr. Brunson?

9 12.A. - MR. RANDY BRUNSON

10 MR. BRUNSON: Just again, to make mention

11 that the air show was unbelievable -- and I

12 haven't heard anything negative said about

13 anything. As a matter of fact, the people that --

14 that we approved the MS bike run, came to the air

15 show and was just in awe, and -- and they --

16 that's the reason that they presented this to us.

17 And I'm excited about that.

18 I don't think I'll comment too much more

19 about public comments, but I assure the board that

20 when I make public statements, I do say I'm one

21 member over and over and over.

22 And I certainly appreciate the North Shore

23 Development and the Vilano people for the attitude
24 that you've taken to try in a neighborly way
25 approach of what we can do better. And I hope us

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1 board members will have an open mind, also, of
2 what we can do.

3 So, thank you very much. And that's all the
4 comment I have.

5 CHAIRMAN COX: Thank you very much.
6 Ms. Green?

7 12.B. - MR. SUZANNE GREEN

8 MS. GREEN: Just briefly. I was able to
9 attend the air show, and my guest was, too,
10 Ms. Barrera, and her son even volunteered. So, we
11 had some student activity, thanks to Ms. Upchurch.
12 The kids really involved in it, and I think that
13 was an excellent idea, because they told each
14 other, and then they called and said, "Well, I'll
15 go," and it just promotes the airport for young

16 potential pilots --

17 CHAIRMAN COX: Right.

18 MS. GREEN: -- or whomever coming in, or just

19 residents that are there.

20 And lastly, about San Diego, it was

21 wonderful. I thank the board for the opportunity.

22 That exposition is always informative. You have

23 more --

24 CHAIRMAN COX: Did you go to any meetings?

25 MS. GREEN: I did. I went. I did.

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1 MR. BRUNSON: With me.

2 MR. GORMAN: Took notes, too.

3 CHAIRMAN COX: All right.

4 MS. GREEN: That was all.

5 CHAIRMAN COX: Mr. Gorman?

6 12.C. - MR. JACK GORMAN

7 MR. GORMAN: I liked the interaction that

8 went on today between the public and the board.

9 I -- I thought that Mr. George's idea of a
10 pamphlet was a good idea. I mean, we're just
11 going to have to do that. We're going to have to
12 address these issues as they come up.

13 On the negative side, the first part of the
14 meeting, I didn't get the information I wanted.

15 But on the positive side, I thought that the air
16 show and I think that this MS thing is a wonderful
17 public relations idea. It's just what we need to
18 do to try to skew public opinion in the positive
19 manner.

20 CHAIRMAN COX: Very good. Mr. George?

21 12.D. - MR. WAYNE GEORGE

22 MR. GEORGE: Item 1, I -- I echo everybody's
23 comments about the air show, and I congratulate
24 everyone involved in it.

25 Item two, we have a workshop for budget

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1 coming up. And I think at the meeting, two

2 meetings ago, I had requested that we have a
3 representative from Ft. Myers to come up and maybe
4 give us a little presentation about how they
5 actually make money, you know, in the Ft. Myers
6 from our investigations there.

7 CHAIRMAN COX: Which -- which airport? Page?

8 MR. WUELLNER: Page.

9 MR. GEORGE: Page, yeah.

10 And the third item, some of the other -- some
11 of the things that are happening behind the scene,
12 we have been talking for six months with the
13 County about adding -- allowing the Airport
14 Authority to join their medical insurance. And I
15 think it's down to the point now where the
16 attorneys are identifying what must be done. And
17 when it comes to the final vote, Mr. Bryant will
18 be asked, you know, to please support us in having
19 the Airport Authority join the medical -- the
20 medical coverage that the County already has.
21 Once we get our reserves established, it will save
22 us, on today's dollars, about \$30,000 a year.
23 That's all I have.

24 CHAIRMAN COX: That's all you have? Very
25 good.

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1 12.E. - CHAIRMAN BOB COX

2 CHAIRMAN COX: Well, I'd just like to -- I'm
3 wondering -- you came up with a suggestion. I'm
4 wondering if you might accept an appointment as
5 liaison to deal with the -- the communities and
6 not --

7 MR. GEORGE: Absolutely.

8 CHAIRMAN COX: Not -- not -- and I'm not
9 talking about your personal phone number or
10 anything. I'm just saying if there's -- if we
11 have a neighborhood representative, if you will,
12 and -- and they bring concerns to the airport, and
13 we have a liaison to at least facilitate some
14 concerns that -- that's a member of the board,
15 they could approach, and -- and Mr. George has
16 said he would accept an appointment to be the

17 liaison.

18 I think it might -- will move forward,
19 anyway, and try to facilitate some of the concerns
20 that the neighborhoods have. At least the
21 information will -- will be a two-way street at
22 that point and it'll give you -- and to contact
23 Mr. George, I think. And -- and we have to try to
24 keep away from this nuisance, you know, BS kind of
25 calls.

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1 So, if you guys, the neighborhoods would get
2 together and -- and appoint somebody as a chairman
3 or whatever, a representative, and bring the real
4 complaints, you know, people that were actually
5 flying unsafely low as opposed to just a normal
6 takeoff out of the airport and -- or -- or just
7 nuisance noise complaints where you've got a
8 hundred people trying to, you know, call the tower
9 all at the same time, because that kind of stuff

10 will just be -- you know, it will go into file 13,

11 you know, at the FAA, and anywhere else.

12 If you bring real issues that are safety

13 issues or noise issues to the liaison or to the

14 FAA, those -- those will be paid attention to, as

15 opposed to just nuisance calls and people starting

16 to make, you know, pests of themselves on purpose,

17 which is, I think -- you know, you get eight phone

18 calls per one jet landing on a corporate approach

19 all at the same time, somebody obviously got

20 together and said, "Call the tower."

21 But anyway, would that help, you know, at

22 least in the short term, to address some of your

23 concerns, to have a liaison here on the board?

24 And that way, at least in the next month or so,

25 we'll -- we'll be able to take under discussion

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1 some of the concerns.

2 MR. GEORGE: But you have to understand,

3 whatever my answer is, it's my opinion. It's

4 not --

5 CHAIRMAN COX: Mr. George is -- you can reach

6 him by his -- by e-mail on the Authority web site.

7 MR. GEORGE: Yeah.

8 CHAIRMAN COX: And that would be the best

9 way, probably, to touch base with him. So, if you

10 would do that.

11 Basically, that's all -- you had a comment,

12 Ed, and I'm sorry, but I set you off earlier on

13 when we were talking to --

14 MR. WUELLNER: No. I was just going to kind

15 of briefly outline how we -- we handle those kinds

16 of calls typically. And -- and mostly, I give

17 them to Bryan and then I don't think about it

18 again.

19 MR. COOPER: I would like to comment when

20 he's finished.

21 MR. WUELLNER: I -- I am being unnecessarily

22 glib here. I'm just -- what -- what we typically

23 do is -- is Bryan in a sense screens those calls

24 to try and determine what has actually occurred on
25 that day or for that particular event, and

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1 determine whether there's any -- any possibility
2 that someone's doing something that's outside of
3 what they were authorized to do through the tower
4 which they usually identify even quicker than we
5 do, or are doing some activity that's not
6 otherwise sanctioned or commensurate with safe --
7 safety.

8 On occasion, if we can't explain what that
9 activity was or -- and/or we can identify who it
10 was, Bryan makes -- I know makes every effort to
11 contact both the pilot and the person making the
12 complaint and -- and try to find out what's gone
13 on and -- and is there -- is there some way to get
14 it resolved locally.

15 In the -- in the rare occasion where that's
16 not possible locally, we were unable to identify

17 the pilot, in many cases, the -- the occurrences
18 we're talking about are made by people who aren't
19 even using our airport; they're simply
20 transitioning airspace.

21 We -- we provide the contact information to
22 FAA and -- and in an effort to facilitate the --
23 communication with those -- those residents to the
24 only entity that truly has any authority --

25 CHAIRMAN COX: Right.

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1 MR. WUELLNER: -- in going after or taking
2 action against a rogue -- rogue pilot action out
3 there, that being the Federal Aviation
4 Administration.

5 And -- and despite, you know, anything we
6 want to do locally, other than trying to -- to
7 have those discussions, to identify, you know, if
8 it's a local pilot or even somebody that's just
9 flown in for the day or -- or a few minutes, you

10 know, we -- I can't tell you how many a year Bryan
11 not only fields, but goes out and literally talks
12 to an -- to an offending pilot, for lack of better
13 terms, and tries to find out exactly what
14 happened.

15 Sometimes there are mitigating circumstances
16 that required that action. Sometimes it's just,
17 you know, clueless. And they become educated on
18 that. Much in the same when the tower first began
19 controlling traffic, we had, you know, a lot of
20 transitions of the airspace and even landing on
21 the airport, without --

22 CHAIRMAN COX: Right.

23 MR. WUELLNER: -- adequate permission, and
24 those contacts have to be made. So, I don't -- I
25 hope no one gets the impression we turn a deaf

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1 ear -- you know, pardon the pun -- to -- to what
2 goes on out there. It's just in some cases, we

3 can't -- we lack statutory authority. In fact,
4 it's federal authority. The State doesn't even
5 have the authority to regulate that. It's been
6 preempted.

7 CHAIRMAN COX: Right.

8 MR. WUELLNER: So, we -- we try to make that
9 connection.

10 MR. COOPER: Could I make a couple of
11 comments?

12 MR. WUELLNER: No.

13 CHAIRMAN COX: Yes, sir, you can. Make
14 yourself at home.

15 MR. WUELLNER: There's a microphone up here
16 that you're required to use.

17 CHAIRMAN COX: Please identify yourself.

18 MR. WUELLNER: His first meeting, you know.

19 MR. COOPER: Bryan -- Bryan Cooper, assistant
20 airport manager and handler of complaints for the
21 airport.

22 CHAIRMAN COX: Any complaints?

23 MR. COOPER: All of the complaints get
24 forwarded to me.

25 CHAIRMAN COX: I have one. Go ahead.

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1 MR. COOPER: I would -- when I was sitting
2 here listening to this, it's very easy for
3 somebody to get the impression that we don't do
4 anything. There -- there's suggestions made that
5 we have -- that we should form or come up with a
6 pamphlet.

7 We have a pamphlet, and we send those out to
8 people that do complain. I gave a number of those
9 to Mr. Brunson when he did go out. And he gave
10 some of those out.

11 Since then, I've met with a number of people
12 from your community, who told me they were on your
13 board of directors of a homeowners' association,
14 who came and had a meeting with me. I have
15 also -- we -- we discussed future meetings and
16 other things. I gave them some of them forms
17 to -- to use.

18 I've also met with the board of directors of
19 the homeowners' association at Vilano, and have a
20 scheduled meeting here -- what is it, Cindy, in a
21 week or so -- where they're going to come in and
22 use the board, and there's going to be 15, 20
23 people in that meeting. And we intend to show
24 them -- we have a presentation that we'll make for
25 them. And I gave them also some of those

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1 pamphlets to give out.

2 In -- in the past, I have met with people
3 that -- where we've had repetitive complaints that
4 we were able to identify a particular airplane and
5 actually involved bringing the manager from a
6 flight department from Orlando over here to meet
7 with those people. That -- that took a number of
8 months to resolve that situation, but we finally
9 resolved it.

10 And so, we are doing quite a bit. These are

11 just a few samples of what's going on. A couple
12 of them are ongoing right now. But I do handle
13 those complaints.

14 I think we have a pretty good policy for the
15 way we handle that. Of course, if they call Dave
16 in the tower, I don't get the complaint, so I
17 can't handle it.

18 And -- and I'm limited, as Ed said, what I
19 can do --

20 MR. WUELLNER: Sure.

21 MR. COOPER: -- from a statutory standpoint,
22 but I am able to go and talk to pilots, if I can
23 identify them. And occasionally, I will call Dave
24 and -- and request a little help on identifying a
25 particular airplane and a particular time.

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1 And we've also -- we're in the middle of a
2 project that will help us identify aircraft, not
3 only what -- who the aircraft was, but what

4 altitude it was flying. And it will be a
5 historical record that we'll have.

6 One thing I'd like you to know, we -- we do
7 have radar here now. We didn't have before. But
8 we now have. I think that's been in operation for
9 a few months now. So, we're -- we're able to do a
10 lot -- lot of things that we couldn't do six
11 months ago or a year ago, and it's constantly
12 getting better and we're constantly improving that
13 process.

14 But I do handle those complaints. And we do
15 have what I think is a pretty good process, far
16 better than most airports have, and we do have
17 pamphlets.

18 CHAIRMAN COX: All right. Thank you very
19 much.

20 MR. COOPER: Share that with you.

21 CHAIRMAN COX: Thank you, sir. Any further
22 comments?

23 (No further comments.)

24 CHAIRMAN COX: That's it.

25 13. - NEXT MEETING DATE AND ADJOURNMENT

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1 CHAIRMAN COX: The next meeting date's budget
2 workshop on the 5th at 2:00; then the June 12th
3 meeting at 3:00, and regular meeting at June 19th.
4 Of there's no other comments...

5 MR. GEORGE: I thought that the meeting at
6 3:00 was June 19th, not June the 12th.

7 CHAIRMAN COX: The June 12th meeting, the
8 lease policy workshop meeting, at 3 p.m.

9 MR. GEORGE: Oh, okay.

10 MS. GREEN: Correct.

11 MR. GEORGE: You're right. Sorry.

12 MR. WUELLNER: On the 12th, right.

13 CHAIRMAN COX: I know that it's a 3:00.

14 MR. GEORGE: But there's another one at
15 3 o'clock on the 19th.

16 MS. GREEN: The 19th.

17 CHAIRMAN COX: On the 19th, which is the

18 premeeting, yes. That's correct.

19 MR. GEORGE: Yeah. Okay.

20 CHAIRMAN COX: So, we're both right. Okay.

21 MR. GEORGE: Everybody wins.

22 CHAIRMAN COX: No other points to cover,

23 meeting is adjourned.

24 (Thereupon, the meeting adjourned at 6:03 p.m.)

25

AIRPORT AUTHORITY REGULAR MEETING - MAY 22, 2006

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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, certify

7 that I was authorized to and did stenographically

8 report the foregoing proceedings and that the

9 transcript is a true record of my stenographic

10 notes.

11

12 Dated this 1st day of June, 2006.

13

14

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

15

Notary Public - State of Florida

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My Commission No.: DD531390

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Expires: April 30, 2010

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AIRPORT AUTHORITY REGULAR MEETING - MAY 22, 2006