

1 ST. AUGUSTINE - ST. JOHNS COUNTY AIRPORT AUTHORITY

2 General Meeting

3 held at 4796 U.S. 1 North

4 St. Augustine, Florida

5 on Monday, August 15, 2005

6 from 4:04 p.m. to 5:47 p.m.

7 * * * * *

8 BOARD MEMBERS PRESENT:

- 9 WAYNE GEORGE, Chairman
- BOB COX, 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.

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

2 CHAIRMAN GEORGE: Okay. We'll call to order
3 the August meeting of the St. Johns County Airport
4 Authority, and we'll start with the Pledge of
5 Allegiance to the flag.

6 (Pledge of Allegiance.)

7 3. - APPROVAL OF MEETING MINUTES

8 CHAIRMAN GEORGE: Okay. The first item of

9 business is to review the minutes for the July

10 meeting. Any comments from the board members

11 on --

12 (No comments.)

13 CHAIRMAN GEORGE: Hearing no comments, then,

14 I'll accept that they will be approved as

15 presented.

16 3. - APPROVAL OF FINANCIAL REPORTS

17 CHAIRMAN GEORGE: Also, the financial reports

18 for June and July.

19 MR. COX: I looked over the financial reports

20 and found nothing out of the ordinary, so...

21 CHAIRMAN GEORGE: Okay. Any other comments?

22 MR. WUELLNER: We can't hear.

23 CHAIRMAN GEORGE: The treasurer, Mr. Gorman,

24 said -- I mean, Mr. Cox said that he looked over

25 the financial statements and didn't find anything

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1 he objected to.

2 Hearing no objections, then, we will accept

3 the June and July financial statements as

4 presented.

5 5. - APPROVAL OF MEETING AGENDA

6 CHAIRMAN GEORGE: Okay. We have the meeting

7 agenda in front of us. Any additions to that

8 agenda? Any --

9 (No additions.)

10 CHAIRMAN GEORGE: Hearing none, then we'll

11 proceed on that particular agenda. And let's go

12 to the reports.

13 6.A. - COUNTY COMMISSIONER

14 MR. WUELLNER: Coming up.

15 CHAIRMAN GEORGE: Mr. Maguire is here.

16 MR. WUELLNER: I'm not sure the mic's on.

17 CHAIRMAN GEORGE: On time.

18 COMMISSIONER MAGUIRE: I'm early.

19 MR. COX: Early. He's early.

20 CHAIRMAN GEORGE: Early, right. Well, we're

21 late. I think that's what it was.

22 COMMISSIONER MAGUIRE: Was it?

23 MR. COX: We overlapped your schedule.

24 COMMISSIONER MAGUIRE: I -- I don't really

25 have anything to report right now, but when you

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1 get into the MPO, you know, I'll make some
2 comments on the MPO and then what's going on
3 there. And Commissioner, with that, I'll talk
4 about an update on the Florida Transportation
5 Plan. There was a little presentation I gave to
6 the MPO the other day, but I'll wait till the MPO
7 comes up on that one.

8 CHAIRMAN GEORGE: Okay. All right.

9 COMMISSIONER MAGUIRE: But right off, I can't
10 think of anything that's -- that's hot topics
11 right now.

12 CHAIRMAN GEORGE: Okay. Thanks. Next -- I
13 don't have the list in front of me.

14 6.B. - AERO SPORT

15 MR. WUELLNER: Aero Sport.

16 CHAIRMAN GEORGE: Mike, Mr. Slingluff?

17 Anybody from the Aero Sport?

18 (Representative absent.)

19 CHAIRMAN GEORGE: Okay. Who -- next?

20 6.C. - NORTHROP GRUMMAN

21 MR. WUELLNER: Northrop.

22 MR. NEVADOMSKI: Nothing to report.

23 6.D. - S.A.P.A.

24 MR. WUELLNER: S.A.P.A.

25 CHAIRMAN GEORGE: John? Pilots Association,

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1 Mr. Roderick?

2 MR. RODERICK: Just two things. The -- we

3 want to support a novel concept I think presented

4 by Mr. Gorman of a nonlinear approach to the south

5 expansion. And I did, you know, a nonscientific

6 survey and got unanimous support for that, because

7 several things; one, people truly care about the
8 environment, regardless of what people think about
9 pilots in the community; and number two, we really
10 want to be part of the community and preserve the
11 trees in the ancient city.

12 The other thing was everybody wanted to be
13 sure that the public would have access to it -- to
14 a park, which I believe is in the Master Plan, the
15 last iteration from the TAC. They were very
16 concerned about that. They want people to be able
17 to drive up, watch airplanes, and enjoy -- get
18 something for their tax dollar.

19 CHAIRMAN GEORGE: I think later on in the
20 meeting, there's an agenda item to go over the
21 preliminary design on that, so be able to see it
22 at that time.

23 MR. RODERICK: Okay. Thank you.

24 CHAIRMAN GEORGE: Anything else?

25 MR. WUELLNER: F.A.C.T? Bjorn.

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

2 CHAIRMAN GEORGE: Bjorn?

3 (Representative absent.)

4 CHAIRMAN GEORGE: Not here?

5 6.F. - AIRPORT ATTORNEY

6 CHAIRMAN GEORGE: Mr. Burnett?

7 MR. BURNETT: I don't have anything to
8 report, other than what we talked about earlier
9 today during the executive session, the
10 closed-door meeting.

11 I will talk about one or two agenda items
12 when they come up today. So, at this time --

13 CHAIRMAN GEORGE: You will do what now?

14 MR. BURNETT: I'll talk -- there's a couple
15 of agenda items that I may speak to, but other
16 than that --

17 CHAIRMAN GEORGE: Okay. All right.

18 MR. BURNETT: -- I don't have anything to
19 talk about right now.

20 CHAIRMAN GEORGE: Sounds good. Mr. Knight?

21 6.G. - A.T.C.T.

22 MR. WUELLNER: Will not be here.

23 CHAIRMAN GEORGE: Did he give you his
24 numbers?

25 MR. WUELLNER: He certainly did.

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1 CHAIRMAN GEORGE: Okay. All right. Fine.

2 Okay.

3 MR. WUELLNER: The latest and greatest
4 numbers, it's slightly over 10,000 for the month
5 of July. My story straight on here.

6 The '04 is the wide dashed line. But just
7 comparing snapshots, moving months across, you can
8 see it was better than '03, but slightly less than
9 '04, for that particular month. Actually, June
10 and July, it looks like. Approximately the same
11 for May. And the other magical mystery chart --

12 CHAIRMAN GEORGE: I thought we got rid of
13 this one.

14 MR. WUELLNER: I finally had -- I was correct
15 last time in how we read this chart in that -- in
16 that it is cumulative on the right-hand side.
17 Don't worry about the stuff above the, I guess
18 you'd call it olive-colored number, and it doesn't
19 look like he's updated it anyway, so...

20 CHAIRMAN GEORGE: Okay.

21 MR. WUELLNER: If it's a technical question
22 on this chart, I'm not going to be able to help
23 you.

24 MR. GORMAN: It's not a technical question.
25 It's -- it's just -- it's almost a -- it's not

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1 designed to be a snide remark, but I was --

2 CHAIRMAN GEORGE: But it's going to come out
3 that way.

4 MR. GORMAN: -- it's -- it may come out that
5 way. It's a -- it's a squiggly line report for
6 us, a lot of us, you know, and it is a bit tough

7 to read.

8 I wish we had a comparative analysis, like
9 here's us and here's how we're growing, and here's
10 Gainesville, here's Kissimmee, here's airports
11 that are similar to us and, gee, look at how we're
12 growing compared to them. I mean, that would be
13 of more use.

14 MS. GREEN: According to air traffic.

15 MR. WUELLNER: I -- I agree, but I -- I'm not
16 sure that data's available that quickly.

17 MR. GORMAN: Really?

18 MR. WUELLNER: I think it's annualized in the
19 FAA's air traffic report, but it's just not out
20 there like in the format you're talking about.

21 What we could do -- we get it monthly,
22 anyway, and it probably is even more -- it's more
23 interesting than what he's giving you -- is I can
24 give you a copy of the traffic report that they
25 file with FAA monthly, and it gives you a

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1 day-by-day compilation of the -- of the traffic
2 that's occurred, you know, summarizes that, gives
3 you the back side and gives you the total
4 instrument ops for the same period. It's at least
5 data, I think, that means something.

6 MR. GORMAN: So, we could see how we fare
7 compared to --

8 MR. WUELLNER: It's not going to compare
9 anything, other than it's going to be a one-month
10 snapshot, as you -- we could even copy it
11 historically so you have a, you know, a running
12 tabulation of traffic to date.

13 CHAIRMAN GEORGE: That's what we need, is
14 some more numbers to look at.

15 MR. WUELLNER: I knew you would.

16 CHAIRMAN GEORGE: Right. Is --

17 MR. WUELLNER: He tries to avoid that.

18 CHAIRMAN GEORGE: Is there another one behind
19 this one?

20 MR. WUELLNER: We've only got two charts
21 today. I don't --

22 CHAIRMAN GEORGE: Okay.

23 MR. WUELLNER: They're not my charts. I just

24 put them up here for you.

25 CHAIRMAN GEORGE: Okay. All right.

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1 The other chart that I was looking for is one
2 that shows cumulative this year compared to our
3 plan, our Master Plan that we just developed, to
4 see how we're tracking against that, not on an
5 individual month basis, because to me, if I look
6 at an individual month, it's nice to -- to see
7 that July was over last July or under last July,
8 but how am I doing over the course of the entire
9 year. And that's what the other chart -- that's
10 what this one is trying to show. The other one I
11 think shows it a little better, so...

12 MR. WUELLNER: I think the general feeling is

13 you're at about last year's numbers, perhaps a

14 little bit better. You can see where your worst

15 month last year was -- was hurricane month last
16 year --

17 CHAIRMAN GEORGE: Right.

18 MR. WUELLNER: -- where literally the -- the
19 numbers dropped almost off the chart. If that
20 even just is remotely normal, you're going to have
21 at or above last year's numbers.

22 CHAIRMAN GEORGE: Okay.

23 MR. BRUNSON: Something just popped in my
24 mind. In the past, have we ever invited directors
25 of other airports to visit us and make a short

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1 presentation on what they're doing good or bad and
2 what their goals are and what -- and it might be
3 of some benefit that we think about doing that.

4 CHAIRMAN GEORGE: Uh-huh.

5 MR. BRUNSON: Because we've got a lot of
6 issues coming up. And I -- I'm impressed with
7 what I'm hearing in Sanford. And so, I'd like for

8 us to think about that and maybe talk about that
9 at our next meeting.

10 CHAIRMAN GEORGE: Okay. Let's put that as an
11 agenda item.

12 MR. WUELLNER: Okay.

13 CHAIRMAN GEORGE: I know we've talked about
14 making a board, you know, field trip, if you will,
15 over to our Department of Transportation.

16 MR. BRUNSON: Nobody but you could afford
17 that, though, Buzz.

18 CHAIRMAN GEORGE: No comment. Anyway,
19 let's -- let's do put that on the agenda to get
20 some discussion about that. Okay.

21 7.A. - MPO

22 CHAIRMAN GEORGE: Member committee reports.
23 MPO.

24 MR. BRUNSON: MPO. I attended the MPO on
25 July the 26th at 10 o'clock in the morning. And

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1 it's my second trip as an alternate, with Wayne
2 and Jack, and I'm very impressed with what's going
3 on there.

4 I've heard some things that, you know,
5 there's a lot of people fighting each other for
6 dollars, but it seems that, in my opinion, this
7 board is coming together with the mayor of
8 Jacksonville and the City Council and Bruce
9 Maguire having good input there.

10 And the -- the neat thing about it is, you
11 have these list of priorities (indicating),
12 that -- that they ask the different agencies to
13 give their number one, and they rank them and
14 judge them, and -- and we're in here, and with
15 some good recommendations (indicating), and it's
16 very interesting.

17 But Bruce Maguire, our chairman of the county
18 commissioners, is very involved in the MPO and
19 some other things, and if he will, I'd like for
20 you to talk about what went on at that meeting.

21 COMMISSIONER MAGUIRE: If that's all right.

22 CHAIRMAN GEORGE: Please.

23 COMMISSIONER MAGUIRE: Let me start off real

24 quickly, because when John walked up here, he

25 reminded me of something. John has the -- the

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1 real charisma and -- and swagger of a good airport

2 pilot. And the way he walked up reminded me that

3 my daughter -- my daughter's going to UCF on

4 Friday. She signed up for Air Force R.O.T.C.

5 CHAIRMAN GEORGE: Oh, good deal.

6 COMMISSIONER MAGUIRE: She wants to be a

7 pilot. So -- and we've got to work, Randy, so get

8 you a -- get a flight with you. So -- so, we're

9 going to carry on the tradition and then have a

10 good airport pilot.

11 The MPO. We did talk about a lot of issues.

12 We -- we prioritized our list of stuff. And going

13 back real quickly, just a reminder, the primary

14 budget this year will -- will go towards the

15 Strategic Intermodal Systems, the SIS. And those
16 are the state designated transportation systems
17 for moving goods and services for the economic
18 viability of the state, not for local issues.

19 And so, 75 percent of almost all
20 transportation money is going for SIS projects, of
21 which this airport does not qualify for any. And
22 there are very few things in the county that would
23 qualify. Most of it is up in Jacksonville.

24 Twenty-five percent of the money is going to
25 a new program they call TRP. And I forgot what

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1 the acronym stands for, but it's transportation
2 and regional issues. And we do qualify for some
3 money there. And so, we're going to be getting
4 some money.

5 What Randy was talking about in particular
6 with the -- with the prioritization is the staff
7 has really taken on the mind-set of looking at a

8 regional MPO rather than a Jacksonville
9 organization.

10 And they took the TRP monies and they divided
11 it up so each of the four counties got some money
12 out of the TRP program. And so -- and everybody
13 agreed to that. So, it was not a problem with
14 that. We are very pleased with the attitude
15 they're taking.

16 On the state level, in terms of funding, I
17 don't know how much more we're going to get in
18 terms of airport activities that we can bring down
19 here. But what is critical is what Randy
20 mentioned. The fact that you're now in the book
21 and you've listed your priorities or your items
22 that you want funded, even though we may not be
23 able to resolve them in the MPO, when state
24 projects or state funding comes up, the fact that
25 you're listed, we might be able to help you get

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1 some -- some budget money, or the fact that there
2 are federal projects coming up, too, the fact that
3 you're an MPO, will definitely help you get some
4 prioritization up the road.

5 At the state level, going back to -- you
6 heard me talk about before a 2025 Transportation
7 Plan -- Florida Transportation Plan. That is, as
8 a reminder, the overarching policy for all
9 transportation issues in the State of Florida.

10 And whether it be walking, bicycling, bus riding,
11 riding on beaches, transportation on the highways,
12 the interstates, the local roads, everything but a
13 driveway. It involves seaports, airports, and
14 spaceports. You name it, it's all involved inside
15 this Florida Transportation Plan.

16 One of the hottest topics they're trying to
17 talk about now is -- is, number one,
18 regionalization. They're trying to -- to bring
19 all of the different types of regions, as much as
20 they can, into one cohesive plan.

21 Right now, the MPOs have a special region.

22 There are 26 MPOs throughout the state. Then you

23 have the Regional Planning Councils, and I think
24 there are 12 of those? 16. Then you have the
25 Water Management Districts. And then you have the

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1 Economic Development regions.

2 So, you have all of these different regions
3 competing for issues, and if -- not to mention
4 the -- the Florida Highway Transportation regions
5 coming up. So -- so, they're all overlapping.
6 They're -- they're not very congruous at all.
7 They're trying to see if they can come together
8 and make as much as they can to bring these
9 regions into a similar path.

10 For example, the Economic Development region
11 matches the Regional Planning Council region for
12 our area. But the MPO only encompasses a portion
13 of four of the counties out of the state -- out of
14 the seven involved.

15 District II transportation region, DOT

16 region, cuts the Economic Development and Regional
17 Planning Council into I think the five of the
18 counties, and then the other -- Flagler County is
19 in the other district for DOT.

20 So, there's a lot of problems with cohesion
21 and activities. It's such a big issue that nobody
22 wants to tackle it. They're trying to put
23 together a special subcommittee and going to DCA
24 at the state to see if DCA will make a decision
25 and recommendations to the state on how to do

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1 this.

2 CHAIRMAN GEORGE: What would the advantage be
3 to us in St. Johns County of that happening?

4 COMMISSIONER MAGUIRE: To us, none, because
5 we -- it just so happens that we're in the MPO,
6 we're in the EDC, we're in the RPC. So, we're in
7 all of them already.

8 CHAIRMAN GEORGE: Okay.

9 COMMISSIONER MAGUIRE: We're in District II.

10 It's the ones right on the fringes that are really

11 feeling the impact of that.

12 CHAIRMAN GEORGE: Okay.

13 COMMISSIONER MAGUIRE: Okay? So -- but

14 that's the number one issue, number -- one of the

15 hot topic issues.

16 One of the biggest issues also is security.

17 And I am on -- I'm the cochair of the maintenance,

18 preservation, safety, and security committee.

19 And, of course, maintenance and preservation --

20 preservation is a DOT word that means maintenance,

21 and that's preserving the existing structures.

22 Safety, we all understand safety, what that

23 means, and that's a historical issue we don't have

24 to worry about getting into.

25 Security is a brand new concept. Nobody has

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1 defined security. No one has set the limits on

2 security, the perimeter, the boundaries, and who
3 does what, the tasking, the roles and
4 responsibilities. So, we're looking into that.

5 And a quick example is, if -- if you're out
6 on the highway, Florida Highway Patrol or Sheriff
7 handles that, but once you come onto the
8 boundaries of an airport, usually airports have
9 their own security force.

10 Seaport, good example, when you bring in
11 crates from overseas, security should maybe start
12 in Brazil instead of here. So, they've got some
13 really, you know, tremendous problems in defining
14 security.

15 But the number one issue out of security,
16 after definition, is where does the funding come
17 from? And we are pushing for a special revenue
18 generator for security, not to come out of
19 transportation funds at the federal or state
20 level.

21 CHAIRMAN GEORGE: Well, it's reassuring that
22 we have you on that committee, as I'm sure you'll

23 take care of our security needs, so...

24 COMMISSIONER MAGUIRE: Just give me some

25 feedback and I'll --

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1 CHAIRMAN GEORGE: Okay.

2 MR. BRUNSON: Bruce, you mentioned security,

3 and we talked about that a long time at the MPO.

4 But you didn't mention Homeland Security. Are

5 they involved in your --

6 COMMISSIONER MAGUIRE: We -- we have the

7 Homeland --

8 MR. BRUNSON: -- meetings?

9 COMMISSIONER MAGUIRE: -- Security

10 representative on our committee. And -- and

11 that's where we're getting a lot of advice from in

12 terms of -- of what the feds will and will not do

13 and some of the problems associated with it.

14 MR. BRUNSON: Including funding?

15 COMMISSIONER MAGUIRE: We have a special

16 committee on funding, and -- and they're

17 addressing all the funding issues.

18 MR. BRUNSON: Okay.

19 COMMISSIONER MAGUIRE: Yes.

20 CHAIRMAN GEORGE: Okay. Thank you, sir.

21 EDC.

22 7.B. - EDC

23 MR. BRUNSON: EDC.

24 CHAIRMAN GEORGE: Turn the mic over.

25 MR. BRUNSON: As it relates to the airport,

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1 not too much is going on in the EDC. But overall,

2 August 31st, through the first week in September,

3 we have the Econotrend out at the World -- I mean,

4 the World Golf Village and a hundred booths out

5 there and a lot of people visiting. And -- and

6 the airport is always a delight to come into and

7 attend the -- the trade shows. And so, that's

8 about what's going on with the EDC.

9 CHAIRMAN GEORGE: Randy, there was one other
10 thing. I gave you two letters from the Department
11 of Transportation that kind of goes along with the
12 MPO that -- that maybe the audience might be
13 interested in it.

14 MR. BRUNSON: Yes.

15 CHAIRMAN GEORGE: There are two public
16 hearings.

17 MR. BRUNSON: Yes. One on August the 30th at
18 the --

19 CHAIRMAN GEORGE: At the county auditorium, I
20 think.

21 MR. BRUNSON: County auditorium. And then
22 another one on September the 1st.

23 CHAIRMAN GEORGE: Okay. The hearing on
24 August the 30th is 312 Extension from 207, all the
25 way to the north --

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1 MR. WUELLNER: I think it's just to 16.

2 CHAIRMAN GEORGE: -- north of the airport, up
3 where the little English manor is that's there.
4 There's a presentation by the Department of
5 Transportation. And then the next one on
6 September the 1st is State Road 16 and 17, you
7 know, and I think it's over in Green Cove Springs.
8 So, it must be that part of the county that that
9 presentation is about.

10 MR. BRUNSON: And also, we ran out of time at
11 the MPO, and the Department of Transportation was
12 giving a PowerPoint presentation on the St. Johns
13 River toll feasibility study. And that's going to
14 be interesting, so that we can report on that the
15 next time we have a meeting.

16 CHAIRMAN GEORGE: What is that, the --
17 thinking about charging a toll for --

18 MR. BRUNSON: Where it's going to go over and
19 what they're going -- if they're going to charge a
20 toll, and just the route of it.

21 CHAIRMAN GEORGE: Oh, okay.

22 MR. BRUNSON: And that's all I have.

23 7.C. - INTERGOVERNMENTAL

24 CHAIRMAN GEORGE: Okay. The other major
25 committee is the intergovernmental, and we did not

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1 meet. We meet every other month, so it'll be this
2 month.

3 COMMISSIONER MAGUIRE: Can I make a quick
4 comment --

5 CHAIRMAN GEORGE: Yeah, uh-huh.

6 COMMISSIONER MAGUIRE: -- on the -- on the --
7 the 312? When they discussed that, 312 from State
8 Road 16 to U.S. 1 North is supposed to be limited
9 access. And right now, they're proposing no
10 access points other than entrance on both ends.
11 So, if the airport is considering running
12 something out there --

13 CHAIRMAN GEORGE: We have already had a
14 private meeting with them, with the consultants,
15 Hasbrook (sic) or whatever it is --

16 MR. WUELLNER: Prosser Hallock.

17 CHAIRMAN GEORGE: Yeah. That's what I said.

18 And we had a discussion with them, and -- and they

19 were saying basically that they felt if they want

20 back and changed their -- their guidelines right

21 now, that that could set them back six months, you

22 know, in what they've already accomplished.

23 So, they agreed that after they get to the

24 point where they can start doing modifications to

25 it, yes, they would look into putting something

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1 just south of the racetrack and coming right over

2 to the airport from there as a -- as a limited

3 access.

4 COMMISSIONER MAGUIRE: And a quick insight,

5 Florida East Coast, which is Flagler development,

6 has already put together a plan for their 500

7 acres on the north end, and that could impact,

8 because they want several interchanges, and

9 issues. So, that's going to make a big

10 difference.

11 CHAIRMAN GEORGE: We -- we have also been in
12 contact with them so that we kind of dovetail and
13 find out what their needs are and what -- what we
14 think we can squeeze in, you know. So --

15 MR. WUELLNER: Yeah. That's not really the
16 parcel that concerns us. It's the one due west of
17 us.

18 CHAIRMAN GEORGE: Right. Are there any
19 public -- is there any public comment on what
20 we've done so far, as far as the reports or
21 anything like that? Yes, sir.

22 MR. SESONA: Al Sesona, 394 North Boulevard.
23 I'm particularly interested in the -- the air
24 traffic counts that -- I don't have any trouble
25 reading the chart.

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1 MS. GREEN: Better than we are.

2 MR. COX: Can we hire you to --

3 CHAIRMAN GEORGE: That's right. Exactly.

4 We'll let you report on it, Mr. Sesona.

5 MR. SESONA: I'd like -- I'd like to be a

6 little bit more privy to the counts, actual

7 counts, and I'd like to ask how does a citizen

8 like myself, you know, solicit that kind of

9 information.

10 MR. WUELLNER: You just did.

11 MR. SESONA: Is it available, it's not

12 available? Is it --

13 CHAIRMAN GEORGE: It is available. And as

14 Mr. Wuellner just said, you just did solicit it.

15 But if you want it before the meeting or something

16 like that, just call out here, and I'm sure

17 they'll make it available to you.

18 MR. WUELLNER: Absolutely.

19 MR. SESONA: I'd also like to ask if -- if

20 getting the numbers for previous years, say like

21 for four or five years back, is also possible.

22 CHAIRMAN GEORGE: That first chart that they

23 showed you, I think, had three or four years on

24 it.

25 MR. WUELLNER: Three.

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1 MR. COX: Started at '02.

2 CHAIRMAN GEORGE: Started at '02? So, we go

3 back to --

4 MR. WUELLNER: '03.

5 CHAIRMAN GEORGE: So, all the detail for that

6 would be there.

7 MS. GREEN: That's what I thought.

8 MR. SESONA: Yeah, but it's merely a rainbow.

9 It doesn't have numbers.

10 CHAIRMAN GEORGE: But that's what we would be

11 giving you, if you wanted to see the specific

12 numbers.

13 MR. SESONA: I'd like that very much.

14 MR. WUELLNER: Yeah. We've got actual data

15 from October 1st, '03, to this point. Prior to

16 that, it's -- was a guess.

17 MR. SESONA: Yeah. I'd find that very
18 interesting.

19 MR. WUELLNER: Sure.

20 MR. SESONA: Thank you.

21 CHAIRMAN GEORGE: Prior to that, we had no
22 tower and there was no official count that was
23 actually taken. That's the reason we don't have
24 any data back prior to that.

25 MR. SESONA: I'm aware of that.

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1 CHAIRMAN GEORGE: Okay.

2 MR. BURNETT: If -- if I might.

3 CHAIRMAN GEORGE: You also had requested
4 something the last time up, and Mr. Wuellner, I
5 hope, answered your questions with his memo.

6 MR. SESONA: He was kind enough to write me a
7 letter addressing the issue. And I thank you.

8 CHAIRMAN GEORGE: Good. Okay.

9 MR. BURNETT: And, Mr. Chair, if I might...

10 Sir, considering the late hour, I don't know that
11 we -- that the airport could get that to you
12 today, but if you'd stop by tomorrow, they'd make
13 that information available to you.

14 MR. WUELLNER: We'll get your traffic stuff
15 copied for tomorrow for you.

16 MR. SESONA: Thank you.

17 CHAIRMAN GEORGE: Just drop it off on your
18 way home.

19 MR. WUELLNER: Still won't be ready today.

20 CHAIRMAN GEORGE: Yes. Any other comments?

21 Mr. Cioni (sic).

22 MR. CIRIELLO: That's Ciriello.

23 CHAIRMAN GEORGE: Cioni (phonetic). I'm
24 sorry. I've got Cioni on my mind. That's the guy
25 I bought the car from.

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1 MR. CIRIELLO: On these executive sessions
2 you guys have been having, do you have anybody

3 taking minutes of them?

4 CHAIRMAN GEORGE: Yes. We have -- the court
5 reporter's there.

6 MR. CIRIELLO: Now, when it's all said and
7 done with -- I understand you don't want to let
8 any secrets out for the opposition or anything,
9 but when it's all said and done, will there be a
10 detailed report on everything that's happened for
11 all of these sessions and the final outcome?

12 CHAIRMAN GEORGE: Yes. There will be the
13 minutes just like we have here for each one of
14 those sessions that will be available to the
15 public.

16 MR. WUELLNER: You'll -- you'll have the
17 transcripts, just like --

18 MR. BURNETT: Yeah. Pursuant to Chapter 287,
19 the records, the minutes become public records
20 once the litigation is concluded.

21 CHAIRMAN GEORGE: Okay. And, I'm sorry,
22 Mr. Ciriello, I had that other name on my mind.

23 Okay. Let's get into project updates, then.

24 8. - PROJECT UPDATES

25 MR. WUELLNER: Okay. Project updates today,

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1 we're going to get a briefing on Araquay Park;
2 land acquisition efforts; south development apron
3 area, the design; hangars 8, 9, and 10, which are
4 on the east side; runway 2/20; terminal office
5 buildouts; marketing and public relations; lease
6 activities; and the Airport Master Plan will wrap
7 it up.

8 First off is Araquay Park. There's not a
9 whole lot new to report here. You've got most of
10 the recent information, if not all of the recent
11 information, as a part of your shade meeting
12 earlier and considering some of the costs and
13 strategies involved. So, not a whole lot I can
14 add to that.

15 Literally, they're compiling the appraisals
16 that -- from the affected parties and working
17 whatever they need to do from that point. So, at

18 some point here shortly, we hope to be able to do
19 the mediations and -- and see where they -- see
20 where they fall from there.

21 CHAIRMAN GEORGE: Okay.

22 MR. WUELLNER: South development area, you
23 have an agenda item here that's a little bit
24 later, and we'll go into much more detail on that.
25 So, it's -- it's in here as an ongoing item.

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1 8, 9, and 10, design continues, but it's
2 actually -- design is completed. We're waiting
3 the final release from the St. Johns County
4 development review committee, which will allow it
5 to go on the street.

6 The construction documents are in the process
7 of being reviewed, also, by our attorney, to --
8 this is the first time we've used Passero &
9 Associates on a contract document set, and they're
10 reviewing that for us to make sure that it

11 complies with statutes and represents the
12 Authority well. That's all being done
13 concurrently.

14 We really expect we're only a week or two
15 away at this point, if that. It should pop out of
16 DRC here very shortly, and we'll be able to get it
17 on the street for bidding. So, depending on
18 exactly when that falls out, you may have bids at
19 your September meeting; otherwise, it will be the
20 October meeting for it. Yes, sir.

21 MR. GORMAN: I understand two of those three
22 are already leased?

23 MR. WUELLNER: They're not leased.
24 They're --

25 MR. GORMAN: Pending leases.

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1 MR. WUELLNER: We've had active discussions,
2 yeah. And then that's to an existing tenant, and
3 then we'd be picking it up off the waiting list

4 from that point forward.

5 And runway 2/20 is -- happy to report that
6 our staff work is complete. It is now lighted and
7 looks -- they did a great job. They did pavement
8 lighting and all that on the runway 2 end. So,
9 it's -- it's good to go. And that's your last
10 report on that project.

11 MR. BRUNSON: I tell you --

12 MR. WUELLNER: It's now a runway 24/7, I
13 think we've got a NOTAM out there, or will have
14 shortly, to -- and it will eventually reflect in
15 the airport facilities directory. But that takes
16 a while to do. They only update that I think
17 twice a year. I'm sorry.

18 MR. BRUNSON: I'd -- I'd like to say that if
19 you will forward to the staff and people that were
20 responsible for that runway, these guys did an
21 unbelievable job of recessing the lights into the
22 runway and maximizing that runway. It really
23 looks good.

24 MR. WUELLNER: Thank you. I will pass that

25 along. Sure.

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1 CHAIRMAN GEORGE: Mr. Wuellner, in -- in that
2 same light, we do a lot of things around here with
3 the staff that we have on board.

4 MR. WUELLNER: Yes, we do.

5 CHAIRMAN GEORGE: And, therefore, avoid
6 spending, you know, money with contractors to get
7 it done. I think it would be a good idea for us
8 to toot our own horn sometime and try to get an
9 estimate of the outside cost to have done that
10 project and what we avoided spending by having our
11 personnel and the skills that we are so lucky to
12 have in those guys.

13 MR. WUELLNER: Okay. We'll -- we'll try to
14 prepare you something and give you an idea.

15 CHAIRMAN GEORGE: Yeah.

16 MR. WUELLNER: Maybe do that once a year and
17 give you an idea what -- what they've been able to

18 do for you.

19 MR. COX: You could have a nice rainbow graph

20 that shows it.

21 MR. WUELLNER: Is that what you want?

22 Terminal office buildout is complete. All

23 tenants, for the most part, are moved in. We've

24 got one that's still waiting on some furniture.

25 But otherwise, that's complete up there and

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1 occupied and making money. So, if you haven't

2 been up there, take a look at it. It actually

3 turned out very nice.

4 MR. GORMAN: It has. Have you -- has there

5 been any other tenants that have been looking for

6 space in the -- recently?

7 MR. WUELLNER: Not straight office space at

8 this point. We have not had any other contacts.

9 CHAIRMAN GEORGE: I thought we rented it all

10 to one company.

11 MR. WUELLNER: It -- no, not all of it.

12 You -- you did probably 70, 80 percent of it,

13 though.

14 CHAIRMAN GEORGE: Oh, okay. All right.

15 MR. WUELLNER: 70. It's probably closer to

16 70.

17 CHAIRMAN GEORGE: To the telecommunications

18 company.

19 MR. GORMAN: My point being that -- again, a

20 bit acidic here, but my point being there's a

21 somewhat relatively large amount of space used by

22 Staff right now which is not revenue producing.

23 MR. WUELLNER: We've got Bryan's office up

24 there.

25 MR. GORMAN: Right. That's all.

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1 CHAIRMAN GEORGE: Okay. Yeah.

2 MR. COX: It's not a very big space. What

3 are you talking about, a large amount of space?

4 CHAIRMAN GEORGE: How big is it?

5 MR. GORMAN: It's a relatively large office,

6 Bob.

7 MR. WUELLNER: About two acres. No.

8 MS. GREEN: Two acres.

9 CHAIRMAN GEORGE: Two acres?

10 MR. GORMAN: Yeah, two- or three-acre office.

11 CHAIRMAN GEORGE: Okay.

12 MR. WUELLNER: It's a few hundred square

13 feet, I believe. I don't -- I don't know the

14 exact number off the top of my head, I'm sorry.

15 CHAIRMAN GEORGE: Okay.

16 MR. WUELLNER: That's one of the questions I

17 didn't anticipate, so I didn't have...

18 Marketing and public relations. Air show

19 work is still ongoing. I'm -- been told I'm to

20 expect a briefing later this week from

21 Mrs. Upchurch on the topic. So, hopefully we'll

22 be back up to speed on where they are.

23 I understand they have secured matching-type

24 grant in order to get them some seed money to get

25 things up and rolling. But, again, I don't have

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1 all of those details. But apparently there's --
2 it's going to move forward. It's looking May or
3 June, is the last dates they were looking at. Of
4 next year, obviously.

5 CHAIRMAN GEORGE: Yeah. They haven't settled
6 on a date, then, huh?

7 MR. WUELLNER: They may have, but I don't
8 know it.

9 CHAIRMAN GEORGE: Okay.

10 MR. WUELLNER: We're not -- we're not on that
11 master committee or whatever it is, the board of
12 directors, or whatever they refer to that.

13 MR. GORMAN: Have we done any other work,
14 marketing and public relations-wise, as far as
15 press releases as far as the community outreach,
16 you know, this kind of thing?

17 MR. WUELLNER: Not --

18 MR. GORMAN: We don't hear about any of that.

19 MR. WUELLNER: Not in the last month or so,
20 no. If you've got some suggestions, we'd be happy
21 to try and get them -- admittedly, that's one of
22 our -- our very weak areas. We don't spend a lot
23 of time generating that kind of stuff, so...

24 CHAIRMAN GEORGE: I notice that Warren
25 RauHofer from the Pilots Association has had

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1 several articles published in the Ponte Vedra
2 Record (sic).

3 MR. WUELLNER: Recorder.

4 CHAIRMAN GEORGE: I hope that he's forwarding
5 those to the St. Augustine Record, because they
6 might want to put them in there, too.

7 Anyway, he's kind of going through some of
8 the things that are happening at the airport
9 and -- and likewise, so...

10 MR. BRUNSON: On that light, I'd like to
11 commend Wayne for his calling in to the Kerry

12 McCarthy show with, most part, good points about
13 what we're doing. Of course, he will point out
14 very quickly with something that he thinks needs
15 to be brought to the attention --

16 MR. HICKOX: Along that line, if I could
17 interject. If anybody has done something --

18 CHAIRMAN GEORGE: You need --

19 MR. HICKOX: -- if you could contact Joe
20 Ciriello, and he can get any messages you'd like
21 publicized to me. I can get it on the radio that
22 way to you.

23 CHAIRMAN GEORGE: Good deal. Yeah.

24 MR. HICKOX: I'm sorry. I didn't mean to
25 interrupt.

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1 CHAIRMAN GEORGE: That's fine.

2 MR. BRUNSON: No, that's fine. But I think
3 Wayne does a very good job when he reports on the
4 things that are going on at the board meetings,

5 because I don't have time to call in and --

6 CHAIRMAN GEORGE: Okay.

7 MR. HICKOX: A big help.

8 CHAIRMAN GEORGE: Next.

9 MR. WUELLNER: Okay. Second-floor leases
10 have all been executed. Just follow-up on -- on
11 that. And we did finally complete the FBO lease,
12 and it is at the FBO's hands for signature. And I
13 think they have September to execute the document
14 at this point. That's the time line we gave them
15 to --

16 CHAIRMAN GEORGE: Okay.

17 MR. WUELLNER: -- allow them for properly --
18 or review of the document and get it signed back
19 to us.

20 CHAIRMAN GEORGE: And that lease will in
21 essence be a brand-new lease, and all of the
22 old --

23 MR. WUELLNER: Correct.

24 CHAIRMAN GEORGE: -- 13 iterations and
25 amendments to the last one will be gone, so...

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1 MR. WUELLNER: Correct.

2 CHAIRMAN GEORGE: Good.

3 MR. WUELLNER: It codifies the old lease into

4 a new one.

5 CHAIRMAN GEORGE: Yeah. Okay. Congratulate

6 Mr. Burnett's firm in getting that done.

7 MR. WUELLNER: A long -- that's a big effort,

8 bigger than I think we thought going into it.

9 Airport Master Plan update, we provided you

10 a -- I think I put one at each of your positions,

11 but most recent update received by LPA. And final

12 schedule is to get things done.

13 Last information I had is they were hoping to

14 have the final document to us by the end of this

15 month. And if all goes well, and assuming

16 everything's been addressed in that, that we're

17 still looking toward the September 19th meeting

18 for some final adoption of that and forwarding it

19 on to -- we've got some reporting requirements as
20 a result of completing it, one of which is to the
21 county for inclusion in the Comprehensive Plan
22 process. And --

23 CHAIRMAN GEORGE: Can you give us a quick
24 overview of what -- what type of FAA comments
25 were --

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1 MS. GREEN: That's what I was just going to
2 ask.

3 MR. WUELLNER: FAA --

4 CHAIRMAN GEORGE: I have not seen the FAA
5 comments.

6 MR. WUELLNER: Well, FAA comments in the
7 Master Plan are limited to the Airport Layout
8 Plan, which is the one drawing document that we
9 all spend a ton of time on. And most of their
10 comments were related to its compliance with
11 geometric standards that they have in place for

12 runway ends, safety areas, obstacle-free zones,
13 things like that, and how they're shown on the
14 drawing in making sure they're shown properly so
15 that someone doesn't inadvertently place buildings
16 or other structures or allow uses that would
17 create a hazard to navigation. And their comments
18 were along those kind of lines.

19 It was just -- you know, a line is either not
20 depicted, not depicted properly in some cases, or
21 just not easily determined from the -- from the
22 drawings. So, it was those types of comments for
23 the most part.

24 One of the comments had to do with the,
25 without getting overly technical, but it had to do

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1 with the -- how the runway length is determined on
2 13/31 on both ends. There's some -- some credits
3 we get for property off the end of the runway in
4 the equation that jet pilots use in determining

5 the actual runway length.

6 And they -- they've changed their rules
7 slightly since we began the Master Plan. So, it
8 was addressing some of those kind of stuff.

9 MR. COX: FAA changed the rules?

10 MR. WUELLNER: Yeah. Actually, became a
11 little more generous to --

12 MR. COX: Right.

13 MR. WUELLNER: -- the airport --

14 MR. COX: Are they dealing --

15 MR. WUELLNER: -- airports in general.

16 MR. COX: -- in percentages or feet?

17 MR. WUELLNER: Feet in this case, yeah.

18 CHAIRMAN GEORGE: Okay. So, we should look
19 for September to have some resolution to it.

20 MR. WUELLNER: If all goes well, I would
21 think very, very early, within a couple of days of
22 the first of September, we should be able to get
23 those documents in your hand so you have a chance
24 to look them back over and -- and solidify any
25 comments you might have in advance of being

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1 prepared to do something hopefully on the -- the
2 19th's meeting, the regular meeting.

3 CHAIRMAN GEORGE: Okay. At the 19th meeting,
4 assuming that we're -- we've all been kept in the
5 loop and it's going to be a fast, you know,
6 approval, if you could have your recommendations
7 for the open houses or the public discussion we
8 were going to have --

9 MR. WUELLNER: Okay.

10 CHAIRMAN GEORGE: -- to present this final
11 document to the public, that would be good to have
12 at that time.

13 MR. WUELLNER: We might have a very good
14 forum for that, too. We were approached at
15 participating with several other on-airport
16 businesses and -- and participating in hosting one
17 of the Chamber mixer events on the -- on the
18 airport, too.

19 CHAIRMAN GEORGE: Oh, okay.

20 MR. WUELLNER: So, that might not be a bad
21 thing to try and work it into, also. That will
22 certainly hit the business community very well.

23 And we can do some other things, too, for
24 the -- for the more general public that aren't --

25 CHAIRMAN GEORGE: Yeah.

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1 MR. WUELLNER: -- more involved with the
2 Chamber events.

3 CHAIRMAN GEORGE: Okay. Good.

4 MR. BRUNSON: Curious, where would you host
5 that?

6 MR. WUELLNER: Probably over --

7 CHAIRMAN GEORGE: Under Jack's trees.

8 MR. BRUNSON: You have 4- and 500 people
9 there.

10 MR. WUELLNER: In Gorman Park.

11 MR. GORMAN: Please.

12 CHAIRMAN GEORGE: Okay.

13 MR. WUELLNER: I think you should get the
14 credit. It's a -- it's a great idea.

15 CHAIRMAN GEORGE: We're having such a good
16 time here today. But, anyway, that's the --
17 before we get into the agenda items, is there any
18 public comment on anything we've done with project
19 updates?

20 (No public comment.)

21 CHAIRMAN GEORGE: Okay. Then let's go into
22 the first agenda.

23 9.A. - BUDGET DISCUSSION

24 MR. WUELLNER: Okay. And that's -- if you
25 recall last -- I'm sure you recall it because we

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1 spent a lot of time on it. The -- we had a -- a
2 staff presentation, for lack of better terms, of
3 preliminary airport budget, or what we were
4 throwing out and suggesting relative to the
5 budget.

6 At that meeting, it was communicated by our
7 chairman that he had made a request to include
8 data related to the actual budget of this -- this
9 current fiscal year, because it's not concluded,
10 and provide an estimate of what the balance of the
11 year would look like or what the -- a completed
12 year would look like based on nine months of data.

13 So, your yellow line -- it looks kind of
14 greenish on this -- this drawing, but the -- the
15 left-hand highlighted column is year-to-date. I
16 don't want to use the term "year-to-date."

17 But as of the end of June, actual data
18 pursuant to the budget as it was adopted last
19 year, the left column entitled Budgeted '04-'05
20 was what was approved last September as -- as the
21 budget for this current year.

22 The next column is what it is to the point of
23 end of June this year, actual expenditures.

24 The next highlighted column, the more
25 greenish of the columns, represents what we

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1 anticipate to be the end-of-the-year expenditure
2 in that particular line item. So, that's probably
3 the better guess at -- or comparison number to
4 the -- to the '04 approved budget.

5 And then the proposed '05-'06 budget brings
6 up the -- the right-hand column and -- or right
7 hand of the budgets there, and it is what we were
8 proposing moving forward in the budget
9 discussions, which will of course culminate in the
10 two public hearings in September related to
11 budget.

12 Then I provided a couple of extra columns
13 here, but I -- I tweaked that to be '04 versus
14 '05. And that's the '04 actual or estimated
15 year-end actuals there to the '05-'06 budget, and
16 as a relative percentage there as to -- as to
17 comparing the two, the '04 and the '05.

18 Now, we did side-by-side comparisons as
19 requested. We did that through the operating

20 budget, also, so you can see line by line. That's
21 probably the one that generates the most -- and
22 this -- this has a little more comparative detail,
23 also. But, again, the left column is what was
24 budgeted last year and approved.

25 The right-hand unshaded column is the

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1 proposed '05-'06 number. And then you have
2 some -- some more accurate or more actual data
3 that makes up the other two columns.

4 And you can see where we've made adjustments.

5 Insurance, the number under Insurance in the '04,
6 reflects the amended budget amount that y'all
7 approved way back. I don't know if it was October
8 or November of the year after the fiscal year
9 began. And you can see -- just coming up here and
10 highlighting. I'll try to do this a little bit.
11 But that represents the proposed new number for
12 insurance.

13 Not knowing what that number will actually
14 be, I would say that this number will become much
15 more reliable and perhaps have the actual
16 quotation number of the proposed binder amount by
17 the second public hearing. So, if it were way out
18 of line, an adjustment could be made as late as
19 the last public hearing.

20 It's being quoted now. As you know, the
21 property liability side of Florida's insurance
22 market is, use the word "insane" at this point.
23 And with many carriers pulling out of Florida,
24 getting actual quotes is -- you know, is
25 troubling; plus, they only will do it about 30

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1 days out for this type of property.

2 MR. GORMAN: A question. And again, I think
3 I asked this before, but what is the precedent --
4 the statewide, as far as self-insurance, as far as
5 alternative methodology to these huge fees?

6 Because at this point, you know, we all know

7 that --

8 MR. WUELLNER: Yeah. We -- we have not -- I

9 think we mentioned it last -- you brought it up at

10 the last. We have not done any research as to

11 what -- to create a self-insured mechanism to do

12 that, I do not know. I have not been involved in

13 that and -- and really have no idea.

14 MR. GORMAN: What do you think about pursuing

15 that to some extent?

16 MR. WUELLNER: I think it's a good idea to

17 look at and see if -- if in any way it makes sense

18 for the airport. I -- I truly don't know.

19 My suspicion is, you know, until you -- the

20 Authority generates significant cash, you've got

21 to create a -- you know, a reserve --

22 MR. GORMAN: Reserve situation.

23 MR. WUELLNER: -- basically for that that's

24 dedicated as a percentage of it, and then you're

25 still insured to some extent, because you're

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1 reinsuring pieces of it.

2 So, I know it's complicated. We can look at
3 it and see where it goes. But, you know, I think
4 at least for another year, you're on a commercial
5 market for that -- for that type of a product.

6 CHAIRMAN GEORGE: Well, we can see that it
7 represents a good 20 percent of this budget, you
8 know, that's there.

9 MR. GORMAN: It's getting bigger, too.

10 CHAIRMAN GEORGE: Just to reiterate what
11 happened last year, is we went in, I think, with a
12 budget of \$130,000, and a week after we approved
13 the budget, we got hit with a \$180,000 bill. So,
14 that's why you see the big increase on it this
15 year. Figured it would be a lot easier to come
16 down, you know --

17 MR. WUELLNER: Yeah. It was about a \$40,000
18 increase last year, and that was prehurricanes.

19 CHAIRMAN GEORGE: Yeah.

20 MS. GREEN: Right.

21 MR. WUELLNER: You know, you had all of that
22 happen and, you know, we -- we've increased it
23 about \$80,000, not knowing what it will be. And
24 that may -- who knows what that will be in another
25 month.

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1 MR. GORMAN: You don't have a number of
2 underwriters now. I mean, don't you --

3 MR. WUELLNER: No, it's --

4 MR. GORMAN: The field of underwriters has
5 shrunk to nothing.

6 MR. WUELLNER: It's nearly -- there are like
7 two in the business.

8 MR. GORMAN: Right.

9 CHAIRMAN GEORGE: Yeah.

10 MR. WUELLNER: And when one quotes, nobody
11 else can get a quote from them. I mean, that's
12 how the market's working.

13 CHAIRMAN GEORGE: Let me ask Mr. Maguire.

14 Does the county do anything, as far as
15 self-insuring, against these types of fees or
16 costs? What -- what Jack was talking about,
17 before, about, you know, developing your own
18 self-insurance program.

19 COMMISSIONER MAGUIRE: Talking about
20 liability or health or property?

21 CHAIRMAN GEORGE: I know you do the health.
22 But, no, the property, the liability.

23 COMMISSIONER MAGUIRE: I think we're pretty
24 well self-insured for the most part.

25 MR. BURNETT: Yeah. My knowledge of it is

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1 that the county is part of the -- what they call
2 FACT, Florida Association of Counties Trust, which
3 is who all of the -- not all of the counties, but
4 I think a large number of counties participate to
5 self-insure.

6 CHAIRMAN GEORGE: Are there significant, you

7 know, reductions in --

8 MR. COX: Savings?

9 CHAIRMAN GEORGE: In, yeah, savings,
10 reduction in premium?

11 MR. BURNETT: I'm not sure. I would have to
12 assume so, though.

13 CHAIRMAN GEORGE: Well, then, we need -- we
14 need to be asking why we can't be one of those
15 Florida associations.

16 MR. WUELLNER: Keep in mind, there are two
17 different aspects of this, the county -- the
18 liability aspect of this versus the property side.
19 I mean, they're not even the same carriers that
20 we're dealing with here.

21 And the county, like the Airport Authority to
22 a -- to a significant degree, from a liability
23 exposure, goes with, you know, has the sovereign
24 immunity statute that -- that kind of hangs over a
25 lot of what goes on.

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1 But there are a lot of things that perhaps
2 fall outside of the -- that statute covers. And
3 that's what you're really insuring more than any
4 other aspect, to the limits of whatever policy you
5 buy.

6 So -- but the property side is what's really
7 insane right now. You know, you -- and that's
8 what the -- the Authority owns a lot of property,
9 I mean -- by that, I mean buildings and things
10 that are subject to damage and storms and -- and
11 things of that nature that -- that create a
12 significant risk.

13 CHAIRMAN GEORGE: I think that Mr. Gorman's,
14 you know, comment was probably based on what he's
15 seen businesses do. You know, I had a little
16 small 55-man company, and I was self-insured. You
17 know, would you put a cap on it up to a certain
18 amount of loss and it takes over after that?

19 MR. WUELLNER: Right.

20 CHAIRMAN GEORGE: And I think that with these

21 types of fees, that we owe it to ourselves to --

22 MR. WUELLNER: Okay.

23 CHAIRMAN GEORGE: -- to look into that and

24 maybe even look at the Florida Airport Council

25 that we just came from. You know, maybe there's

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1 some association we can do there.

2 MR. WUELLNER: We could also find out if

3 anybody's actually doing that from an airport

4 side --

5 CHAIRMAN GEORGE: Exactly. Right.

6 MR. WUELLNER: -- because I'm not aware of

7 anybody.

8 CHAIRMAN GEORGE: Right. One other thing I

9 forgot in the report section is, at the last

10 meeting, we were looking at this budget. We were

11 asked to see if we couldn't be included in the

12 county's health -- major health care plan.

13 And we got a response back from them that --

14 that basically said we're too busy to add more
15 people. We'd be just more of an administrative
16 nightmare than -- than I think we want to
17 undertake. And that was from Mr. Hollingsworth.
18 I have a letter from him.

19 Have you -- has -- has the county
20 commissioners given any direction? We were hoping
21 you guys would give direction to find a way to
22 make it happen.

23 COMMISSIONER MAGUIRE: The -- the pluses and
24 the minuses here, up until five months ago, this
25 chairman didn't even know how the insurance

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1 commission worked.

2 CHAIRMAN GEORGE: Okay.

3 COMMISSIONER MAGUIRE: The policy is held
4 under the name of the Board of County
5 Commissioners and County Administrator. It is
6 literally our policy. And theoretically, we have

7 total control. We have subordinated that control
8 to this committee, and each of the constitutional
9 officers are part of this committee. And this
10 last couple of years, Dennis has been the chairman
11 of the committee.

12 CHAIRMAN GEORGE: Right.

13 COMMISSIONER MAGUIRE: But we have not
14 been -- we've -- we've been sending staff people
15 to -- we haven't represented. Starting two
16 meetings ago, I attended, but the two meetings I
17 attended, staff from the constitutional officers
18 attended.

19 I went over and talked to Dennis about two
20 issues. One was bringing in the airport and the
21 MSD and the City of St. Augustine into our policy.

22 CHAIRMAN GEORGE: Right.

23 COMMISSIONER MAGUIRE: And -- and we're
24 looking at that. So, your letter sort of came in
25 complimentary to that. I was now surprised when I

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1 saw Dennis's response.

2 The other issue was the -- a copay, because
3 we are running -- our insurance bill is I believe
4 \$10 million this year for health and -- and stuff.
5 So, we're -- we're now starting to try to force
6 the other constitutional officers to do a copay on
7 health insurance.

8 CHAIRMAN GEORGE: Uh-huh.

9 COMMISSIONER MAGUIRE: And so far, we're not
10 getting much response from that. So -- but we are
11 addressing the issue, but -- but I can tell you
12 right now, it's going to take massaging by the
13 commissioners, because even though it's our
14 policy, years of subordination, the five
15 constitutional officers run this.

16 CHAIRMAN GEORGE: Well, it's -- it's our
17 opinion that -- that there are plenty of issues
18 before the county commissioners and -- and the
19 City of St. Augustine and the Airport Authority.
20 But if we don't take advantage of what other
21 businesses are doing, they're in essence not

22 laying down, rolling over, and playing dead;
23 they're saying there's got to be another way, and
24 they're coming up with another way.

25 And if that means that the other

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1 organizations within St. Johns County has to get
2 together to form another policy just like yours,
3 we -- we intend to look at that, right? I just
4 think there's economies of scale.

5 COMMISSIONER MAGUIRE: There -- there are.

6 And my suggestion is, is go talk to Bailey, Mark
7 Bailey, because he's the one that handles our
8 policy. And the real issue that the committee
9 asked him was, is looking at the types of jobs you
10 have out here, are we increasing our risk factor
11 here by increasing the rate for those already in
12 the system.

13 They were very leery about bringing the
14 school board on. They're very leery about

15 bringing the city into it. And all boiled down to
16 the issue of, will this -- this new addition of
17 people help us keep our rates, help us lower the
18 rates, or cause the rates to go up.

19 CHAIRMAN GEORGE: Right.

20 MR. GORMAN: Isn't -- isn't the bottom line,
21 though, if you've got municipal employees and you
22 have these different fractioned-off entities, the
23 airport, you know, the school board, the bottom
24 line for the taxpayer is higher if you allow them
25 to be fractional. I mean, is this or is this not

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1 true? I mean, that's really a question.

2 COMMISSIONER MAGUIRE: Yes.

3 MR. GORMAN: I mean --

4 COMMISSIONER MAGUIRE: Over -- my position
5 is, overall --

6 CHAIRMAN GEORGE: On the surface, it looks
7 like you're correct, right.

8 COMMISSIONER MAGUIRE: -- we should all be in
9 this together. And if we can all make a savings
10 out of it, then we ought to do it.

11 CHAIRMAN GEORGE: Right.

12 COMMISSIONER MAGUIRE: So...

13 MR. BRUNSON: Can -- can we document our
14 track record to make some -- to have ammunition to
15 present this to the --

16 CHAIRMAN GEORGE: We did. I'll give you a
17 copy of the letter that Mr. Wuellner prepared, you
18 know, that I signed, you know, requesting that we
19 be put on the docket so they -- for them to
20 seriously discuss it and consider it.

21 And at the same time, we carbon-copied every
22 other intergovernmental agency meeting to see if
23 they wanted to send the same type of letter to get
24 on the bandwagon, so...

25 MR. BRUNSON: What is our safety record?

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1 Good?

2 MR. WUELLNER: I'm not aware of any
3 safety-related issues.

4 CHAIRMAN GEORGE: I don't -- I don't know how
5 they measure safety records.

6 MR. BRUNSON: I don't know. But there's
7 nothing major that --

8 MR. WUELLNER: No. But I think --

9 CHAIRMAN GEORGE: I think to an actuary, to
10 be sitting back and saying --

11 MR. WUELLNER: -- you're comparing workers'
12 comp.

13 MS. GREEN: That's different.

14 CHAIRMAN GEORGE: -- oh, if you've got
15 airplanes, you know --

16 MR. BRUNSON: Yeah.

17 MR. WUELLNER: I -- I think your question is,
18 if I understood it correctly, is more tailored
19 toward a workers' comp insurance issue than a
20 health insurance issue --

21 MR. BRUNSON: Well --

22 MR. WUELLNER: -- in terms of safety record
23 and the like. That plays into your workers' comp
24 rating --

25 CHAIRMAN GEORGE: Yeah.

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1 MR. WUELLNER: -- versus -- versus health
2 insurance. Health insurance is --

3 CHAIRMAN GEORGE: Well, I'll get in touch
4 with Mark Bailey. And I would appreciate any, you
5 know, interest that you guys could put, you know,
6 coming down, too, and we'll see if we can't get
7 somewhere with this. That's a good point. Okay.

8 MR. WUELLNER: Okay. You know, it wasn't my
9 intent to go back through all of the numbers. You
10 guys have had them a month. And the intent of the
11 agenda item was that if -- if there were -- you
12 know, any issues on the table, line items, things
13 that we -- we didn't spend a lot of time last
14 month discussing the individualities of the

15 budgets and preferences and things that they want
16 to make sure are in there or not in there and what
17 the details are, but this was an opportunity, in a
18 sense, because of the light agenda of today, to
19 kind of do that.

20 If there were things that you -- that you
21 felt you didn't understand, didn't know, didn't --
22 you know, if -- or, you know, that can still be
23 done one on one with me if you still want to
24 prefer that.

25 But at some point, moving forward into next

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1 month, beginning the 12th of next month, you start
2 the series of two public hearings related to this,
3 in which you -- you come to a conclusion at the
4 end of the 19th's meeting, that's an adopted
5 budget, which is going to deal -- you've got to
6 get comfortable with what's going on and where
7 we've been and what -- what things are on the

8 horizon. And, you know, it --

9 CHAIRMAN GEORGE: It's going to come to the

10 point that we -- we should have already done our

11 homework by the time we get to the --

12 MR. WUELLNER: Public hearings.

13 CHAIRMAN GEORGE: -- public meetings, right?

14 MR. WUELLNER: I mean, yeah. If you've got

15 things that arise out of the public --

16 CHAIRMAN GEORGE: If you wouldn't mind

17 spending just a moment or two and explain, you

18 know, about the actual numbers for this year, that

19 some of the capital things are out, and that's why

20 it makes it look like we've got a difference of \$6

21 million to \$14 million in it. And that's just --

22 MR. WUELLNER: Go back to the summary here.

23 Probably the -- the single thing that --

24 probably -- trying to --

25 CHAIRMAN GEORGE: Yeah.

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1 MR. WUELLNER: If you just -- pointing to the
2 screen here. That's not helping.

3 CHAIRMAN GEORGE: Well, there's a difference
4 in these two numbers right here. The -- the
5 estimated actuals for this year and our budget --

6 MR. COX: This budget --

7 MR. WUELLNER: Yeah. Probably best to look
8 at initially in the summary forms. If you
9 remember, you approved 16- -- I think it was
10 16-something million dollars in -- in annual
11 budget last year. When you look down and see
12 what's actually been expended, you know, the
13 number doesn't get anywhere close to that.
14 That -- that comes directly as a function of the
15 capital expenditure budget.

16 Now, several things happened. You've got
17 only a share of your -- from the -- not all
18 projects, but many of your projects, you're only
19 paying a share of. And as a result, the revenue
20 falls out when the project -- either the grant
21 funds don't materialize, the project takes longer
22 to -- to get up and become a -- you know,

23 something that we're expending funds on.

24 As a result, that's almost always, year after

25 year after year, is going to straddle multiple

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1 budget years.

2 We anticipate FAA dollars. It doesn't show

3 up, or it happens in another quarter we're

4 expecting. By the time you award contracts and

5 start work and start paying contractors, it

6 straddled another fiscal year. That's where the

7 big dollars are -- fall out of this.

8 The majority of the dollars, something in the

9 area of three-quarters of the dollars, are grant

10 dollars from Federal Aviation Administration or

11 the State of Florida DOT.

12 That -- that's why the two don't jive

13 exactly, in that you've still got an Authority

14 component to this. That's why you see a revenue

15 number that exceeds what the expenditures are.

16 It's not because we have just money laying around
17 and have done a great job of managing it. It's
18 the fact that projects either don't start or
19 didn't start on time and we've just not expended
20 the money.

21 When the capital dollars show up, when the
22 grant dollars show up for these projects, it
23 has -- they become much more realistic in what's
24 going on in a particular year.

25 Unfortunately, it's the biggest variable

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1 always in our budgeting. We -- we have work
2 programs at FDOT and FAA, and they indicate a
3 willingness to fund projects. But -- but you
4 don't always get that money or you don't always
5 expend it in the year where you started to budget,
6 for whatever reason.

7 Some cases, it's sitting around waiting on
8 permitting, waiting -- getting past design issues

9 in projects that put the projects out for the --
10 sometimes material delays actually in
11 construction. Sometimes it just delay in getting
12 the job done. It -- it wasn't planned till very
13 late in that particular fiscal year, even though
14 it's budgeted. So --

15 CHAIRMAN GEORGE: If you look at the detail
16 in the capital budget, you can see which ones are
17 still hanging over.

18 MR. WUELLNER: Exactly.

19 CHAIRMAN GEORGE: The only -- the only thing
20 that I think is going to be a major discussion
21 point at the next meeting, you know, is the
22 millage rate. You know, we had one discussion
23 about that and we -- we looked at some options.
24 And we're -- we're going to have to, as a -- as a
25 group, come -- come up with what we're going to

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1 do. And -- and that will take us into the -- last

2 year, we published a seven-year plan to be off the
3 tax rolls. Well, now it should be six.

4 And Mr. Wuellner's come up with a way he
5 thinks he can do it in five. And so, that's going
6 to have to be discussed also.

7 But the major impact, I think, is if we keep
8 the millage the same that we have now, that it
9 gives us the -- we changed charts on it.

10 MR. WUELLNER: No, it's the same one. I just
11 moved it up a little bit. Probably the singlemost
12 important thing you need to see there is that
13 we're anticipating about \$433,000 being the cash
14 forward number for next -- going into next year,
15 versus if you look for the far left column on that
16 cash forward line, you see that in previous years,
17 that number has approached \$2 million.

18 Well, that \$2 million was largely reserve
19 funds of the Airport Authority, that rather than
20 us borrow money, we used the reserve funds,
21 because it was -- it makes more financial sense to
22 do that than go out and borrow the same money and

23 leave ours in the bank and pay interest on it. We

24 pay interest like anybody else.

25 As a result of that kind of cash flow

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1 management, we -- we're not sitting around on a

2 lot of money in the bank that's -- that's just

3 earning interest and not doing something for us.

4 So, we've limited our borrows. So, we're

5 expecting about \$433,000 to carry forward. That's

6 against having to borrow another -- borrow more

7 money.

8 CHAIRMAN GEORGE: Yeah. It could have very

9 easily been that we have \$2.4 to carry forward,

10 but we had \$2 million in debt that we're paying

11 interest on for the property that we've already

12 acquired there. That was a decision that I think

13 everybody jointly made.

14 The point that I was making, Mr. Wuellner,

15 was the -- on one of the revenue charts there, it

16 shows the revenue from taxes and had -- here.

17 Stop.

18 MR. WUELLNER: Sorry.

19 CHAIRMAN GEORGE: Where this is our millage

20 rate (indicating), you know, for this year, and if

21 you keep that millage rate the same, it will

22 generate this kind of a number (indicating). And

23 I think by generating that kind of a number, is

24 how we also meet the long-term, you know,

25 requirements of reserves and everything, and are

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1 able to be off the tax rolls in five years, as

2 opposed to six.

3 And I urge each one of the members to, you

4 know, to get with Mr. Wuellner and understand

5 that, because that's got to be a big topic of our

6 discussion, you know, at the next meeting.

7 MR. WUELLNER: And something that just plays

8 into it, the cash flow aspect of it, some -- we

9 don't carry -- under our fees to other
10 governmental entities, we do not carry the
11 administrative fees that the Tax Collector's
12 Office takes off the top of our ad valorem
13 proceeds before we ever get them.

14 So, when we're filling out, doing our 420,
15 and you're approving a millage rate, if you look
16 at it, you're looking at a 98 percent number here,
17 which reflects 2 percent, basically, paying the
18 operation of the Tax Collector's Office, or going
19 toward that. That's --

20 Now, when they operate their office
21 officially and have money left over, it becomes as
22 a pro rata back to the airport and -- and all the
23 other governmental entities that -- that he
24 collects taxes for.

25 So, sometimes we do get some money back. But

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1 it -- it -- you know, obviously, it doesn't happen

2 for nothing.

3 CHAIRMAN GEORGE: Right.

4 MR. WUELLNER: So, that's something different
5 we're doing this year.

6 If you noticed, on the left column under --
7 it uses the word "Net" under "Ad Valorem." Under
8 the budgeted number, that was what we used in our
9 budget. It was a hundred percent of the ad
10 valorem revenues. We didn't obviously get that
11 much money.

12 They actually collected more ad valorem
13 revenues than what we budgeted for. However, when
14 you took the 2 percent off, it's actually a net of
15 less than what we had budgeted for in the ad
16 valorem.

17 So, we've made that adjustment in our
18 budgeting, moving forward, so that we will be
19 budgeting ad valorem proceeds at 98 percent of the
20 projection so we won't have that hundred and some
21 thousand dollars out there that's not real money.

22 We're not going to get it.

23 CHAIRMAN GEORGE: But is it -- is it not

24 shown on our books as an expense?

25 MR. WUELLNER: No, it is not, because it's

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1 removed before it's a revenue to us.

2 MS. GREEN: It's not collected to show.

3 MR. WUELLNER: Now, some fees are, such as

4 Property Appraiser just makes an assessment, in

5 which that does show up because in our budget --

6 CHAIRMAN GEORGE: Okay.

7 MR. WUELLNER: -- because it bypasses the --

8 the revenue side.

9 CHAIRMAN GEORGE: Okay. Any --

10 MR. BRUNSON: No --

11 CHAIRMAN GEORGE: -- public comment on --

12 MR. BRUNSON: No. I will have a meeting with

13 you and understand this a little better.

14 CHAIRMAN GEORGE: Okay. Any public comment

15 on the budget?

16 (No public comment.)

17 MR. WUELLNER: My -- my parting comment is
18 that, you know, it's helpful to know what's on
19 your mind, because what -- you have a very limited
20 turnaround time for wholesale adjustments in the
21 budget as proposed once you hit the first public
22 hearing, because we have one week, we meet again.

23 And in that time, you've also got to
24 advertise to the public what those numbers are
25 that we're tentatively adopting. So, it's -- you

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1 know, we have a very short time to make those
2 physical adjustments to the budget and get it
3 published. I mean, we do that each year.

4 CHAIRMAN GEORGE: What time frame would you
5 suggest that -- that any of us that's going to get
6 with you do that?

7 MR. WUELLNER: I would do it as soon as
8 possible. And -- and at your public hearing, you
9 know, be thinking in terms of you've got -- you've

10 got to get this published. So, if you've got --
11 if there's a direction you want to change tonight,
12 it would be helpful to know that.

13 CHAIRMAN GEORGE: Okay. If you said we had
14 to get with you prior to the 29th, that gives two
15 weeks to get on your calendar?

16 MR. WUELLNER: Yes.

17 CHAIRMAN GEORGE: You'd like to make it
18 sooner than that?

19 MR. WUELLNER: Any -- any -- anytime you're
20 ready. I mean, we're willing to do it at any
21 time. And -- and the 12th is your first budget
22 hearing. So, if you've got serious issues with
23 how it's prepared or what we're doing or the
24 direction it's going -- and currently, this budget
25 as you're seeing it right now, holds the rate.

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1 MS. GREEN: Right.

2 MR. WUELLNER: If you want to do something

3 different, I need to know that, because you've got
4 to find \$600,000 worth of expenditures to come out
5 of this budget, which -- some of which can be
6 easily done, some of which is going to be more
7 painful and require thoughtful decisions.

8 CHAIRMAN GEORGE: Yeah.

9 MR. WUELLNER: So --

10 CHAIRMAN GEORGE: Okay.

11 MR. WUELLNER: -- if you want to do something
12 other than this, this is the direction I'm going
13 in the absence of you telling me we're going to do
14 something different.

15 CHAIRMAN GEORGE: Okay.

16 MR. WUELLNER: And we'll -- we'll work
17 through the details at the 12th.

18 CHAIRMAN GEORGE: Okay. Any board comment?

19 MR. GORMAN: I would, just that the -- what
20 the -- for a little bit of board direction, what
21 is the single most incisive situation you think
22 you might be able to cut the budget, make some
23 money?

24 MR. WUELLNER: Actually -- actually, the
25 simplest and cleanest way right now is to go back

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1 to basically where we're operating today, which is
2 with no reserves. You maintain your credit line
3 you've got in the -- in the event you've got a --
4 you know, some sort of catastrophe that requires
5 cash flow, you go dip into your -- your -- your
6 line of credit and -- and make the cash -- tap it.
7 You know, that -- that's -- that's the only other
8 way I see it happening.

9 This limits your total borrow, which we
10 originally were talking at \$5 million. As it --
11 as it is today, you've borrowed only \$1 million,
12 and we don't anticipate needing to borrow anything
13 else as it stands today, so...

14 CHAIRMAN GEORGE: Yeah. Okay. Then enough
15 said on the budget. We'll go to the next agenda
16 item.

17 9.B. - SOUTH DEVELOPMENT DISCUSSION

18 MR. WUELLNER: Okay. Okay. South hangar
19 development area. I've got two additional slides
20 to show you. We're sorry your packet didn't
21 reflect much in the way of the two exhibits. I've
22 provided you some -- some printed copies of the
23 south development area. Really, three of us have
24 probably some input to make in this.

25 I think at the end of the day, we're looking

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1 for endorsement of the general direction we're
2 going on the completion of the -- or of how this
3 area comes together in terms of overall design
4 issues.

5 We're not nitpicking the location of -- of
6 this -- this tree or building or anything else.

7 That -- that comes as -- as we progress. This is
8 the concept.

9 Now, the concept -- and please, Mr. Gorman,

10 weigh in anytime you want. We're not trying to
11 present anything -- but that -- that in any way
12 represent where we've come to date. But we have
13 spent a significant amount of time. Staff,
14 Mr. Gorman has been a real trooper through all the
15 iterations of all this and -- and insisting
16 that -- that we be very conscious from an
17 environmental perspective, and certainly in a
18 preservation of what I would call older growth
19 trees within the Araquay Park neighborhood, in our
20 development of it for aviation purposes.

21 Passero & Associates have, you know, gone out
22 of their way to provide additional data to make
23 informed decisions on how to lay this out and how
24 best to maximize the preservation that we can do
25 back there and maximize the availability longer

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1 term to the public to some of these facilities and
2 some of the enhancements within the neighborhood.

3 With that being said, again, we're not really
4 looking for a vote to approve something at the end
5 of the day; however that's fine if you want to do
6 something like that and -- and keep it -- keep it
7 rolling ahead.

8 What we're really trying to do is see if
9 there are wholesale objections to the approach to
10 the project as it goes, and as the individual
11 design pieces come together, obviously you get to
12 see those as a part of the normal approval
13 process. But this is more concept.

14 All right. First thing that -- I say first
15 thing, but this is kind of the final -- final
16 iteration of how the apronway is proposed to lay
17 out. This is the FAA project only.

18 Now, what we have -- in working with Passero
19 and working with a nationally recognized
20 tree-moving firm or nursery or whatever you would
21 like to call them, Davey Tree Company -- most
22 people have probably heard of them -- they're
23 nationally renowned for their ability to move
24 large trees and significant tree specimens within

25 areas.

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1 The table that you kind of see scattered to
2 the right and up at the top represent the
3 significant trees that are impacted by the FAA
4 project. And they're color coded by type of tree,
5 and then there's some additional information in
6 the right-hand column, which is way too small to
7 see on the -- on the chart up there unless you've
8 just got really good eyes, and I can't see it, and
9 I can hardly see it on my screen, let alone up
10 there.

11 But basically gives an idea or a range of
12 what it costs to move those individual trees out
13 of the impacted area and put it in the ground
14 somewhere else in the neighborhood, and as a
15 result, hopefully preserve to a high success ratio
16 those trees.

17 And they range anywhere from what, four,

18 five, six inches in caliper, all the up to --
19 there's some -- there's a few monsters in there.

20 So, what, 30, 40 --

21 MS. GREEN: Thirty-seven inch?

22 MR. WUELLNER: -- 37 inch, which is -- which
23 is a big tree, but it's also a specimen tree, a
24 beautiful tree that we can move a little bit
25 and -- and probably make -- and preserve it.

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1 MR. GORMAN: It -- this layout, it's been on
2 Ed's desk for years. And basically, this layout,
3 and not this exact, exact one, but this layout in
4 purpose seems to do that, because it leaves --
5 it's using the existing roadways. And it's using
6 the -- and it's just expanding on existing
7 roadways. And so, that -- it's been -- even as a
8 tree-hugger, I was pretty happy to see how it did
9 lay out.

10 There are some, I would beg the board's

11 indulgence, some trees that would really be a
12 wonderful thing to move to an entranceway, you
13 know, as a -- as a real showpiece, just a few.
14 And the rest of the little ones, of course, can be
15 moved like asparagus right off a field, and
16 there's not much to them and there's not much
17 expense.

18 So, it actually, as long as it's -- the
19 retention pond moves over as far as possible and
20 the layout moves as far as -- I've discussed with
21 Passero and Andrew ad infinitum, it -- it's --
22 it's a pretty good rig. It's not bad.

23 CHAIRMAN GEORGE: What are you anticipating
24 spending on relocation?

25 MR. WUELLNER: The -- the low end of this is

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1 about \$60,000. The high end's about a hundred
2 thousand in total.

3 MS. GREEN: Well, you've got four big trees.

4 If they're the high end, that's one hundred right
5 there, not counting all the other ones. What do
6 we have as a budget for tree removal, anything?

7 MR. WUELLNER: We -- we do not yet. It's --
8 it's built into the project cost.

9 MS. GREEN: Okay.

10 MR. WUELLNER: We have -- we have existing
11 grants, the -- you have an FAA grant, you have a
12 site development grant, and you have some grants
13 pertaining to specific building that will allow
14 you to move trees with -- within this. We can --
15 we can make all of these things grant eligible at
16 this point. And I truly believe there's no
17 expenditure beyond what you would normally incur
18 in the project.

19 MS. GREEN: Okay. That was my concern. I
20 know it's built into the project, but...

21 MR. GORMAN: I know. And that's the point.

22 MR. WUELLNER: It's not a stand-alone
23 Authority funded item that -- that we're trying to
24 -- trying to --

25 MR. GORMAN: The point is, with that layout,

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1 you just about don't have a problem funding it.

2 You know, and I was very pleased, actually. And

3 I, you know, went in there --

4 MS. GREEN: Because of using the existing --

5 MR. GORMAN: Yes. Because the -- the areas

6 almost exists now. There's a few -- little bit of

7 tweaking to do. And actually --

8 MR. WUELLNER: A couple of these trees, just

9 for clarification on the budget -- I mean,

10 you're -- you're correct in observing that. But a

11 few of these are not really proposed to be moved,

12 that they're -- they're okay where they are.

13 They're just more of a value if we had to move

14 them, as we had been moving through the design

15 criteria, that that's what the additional impact

16 would be.

17 MS. GREEN: When would we know if it would

18 fit in with the grant money and what have you?

19 MR. WUELLNER: I -- I think you're -- you're

20 assured of that today. I'm not -- I'm not

21 concerned with making it fit the grant.

22 MS. GREEN: Okay.

23 CHAIRMAN GEORGE: The grant is for --

24 MR. WUELLNER: Grants.

25 CHAIRMAN GEORGE: -- what kind of funding, 50

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1 cents on the dollar or --

2 MR. WUELLNER: The FAA projects are at 95

3 percent funded. So --

4 CHAIRMAN GEORGE: So, it's only going to cost

5 us --

6 MR. WUELLNER: -- you're paying a nickel on

7 the dollar.

8 CHAIRMAN GEORGE: So, if it is approved,

9 you're talking about --

10 MR. WUELLNER: The other -- the other grant I

11 believe the majority of this is going to fall into
12 is a -- an infrastructure grant agreement with
13 Florida DOT that would be at 80 percent FDOT
14 funded. So, you're looking at 20 percent of that
15 number being an Authority dollar, which is -- the
16 project itself is already in the proposed '05-'06
17 budget as -- as infrastructure, as site
18 development, I think it's called.

19 MR. GORMAN: I might add that most of this
20 tree removal is just gardening. It's just
21 gardening on a large scale. I mean, some of it's
22 even going to be done by the county as a barter
23 from -- from Mr. Wuellner and others. It's not
24 as -- you know, as people that would take it and
25 run with, oh, they're moving trees with -- at

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1 taxpayer money.

2 Well, to be honest with you, if left alone
3 and done right, this will be a -- quite a

4 showpiece and be an environmentally wonderful
5 thing to see.

6 And it's not going to end up being that
7 expensive. The only part of it's just do the
8 layout and where it lays already, in a natural
9 sense.

10 CHAIRMAN GEORGE: This particular plan, does
11 it impact negatively the density that we were
12 trying to get out of the Master Plan? In other
13 words, are we putting retention ponds where we
14 were going to put a hangar? And therefore, if we
15 approve this plan, you just lost the revenue, you
16 know, from one corporate-size hangar over there?

17 MR. WUELLNER: I can't see where we'd impact
18 dramatically the density that we were looking at
19 in the Master Plan.

20 CHAIRMAN GEORGE: Okay.

21 MR. WUELLNER: Yeah. It's not going to lay
22 out as linear, and I think that's the point. You
23 know, it's not going to lay out, you know, in
24 neat -- neat tidy rows of hangars where
25 everything's been bulldozed and you get maximum

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1 efficiency.

2 There are going to be a few trade-outs on
3 total size of building, perhaps, and -- and how
4 taxiway access to individual buildings is
5 accomplished. And it -- it's going to take
6 advantage of what's naturally in place today, to a
7 large extent.

8 It has to have some impact on density. But
9 what I think the real trade-off in this is, is
10 that you -- you've created an aesthetic and an
11 environmental improvement and an ambiance, for
12 lack of better terms, back there that's actually
13 going to yield a higher market rate per square
14 foot because it's a first-class, attractive,
15 high-end looking commodity versus that sterile
16 airport building mentality.

17 MR. BRUNSON: Where is this area that Dan
18 Holiday park that he wants?

19 CHAIRMAN GEORGE: Gorman Park?

20 MR. GORMAN: Oh, no, no.

21 MR. BRUNSON: Gorman or Dan.

22 MR. WUELLNER: Well, let -- we'll go to the
23 next slide, because I think that puts some of it
24 into a conceptual idea.

25 This is not colorized for -- for ease of

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1 clarification, which is fine. It's a first blush.

2 But you see the original FAA project sits in here
3 like so (indicating). Then we start looking at
4 the placement of buildings (indicating).

5 This looks really, really familiar, doesn't
6 it --

7 MS. GREEN: Uh-huh.

8 MR. WUELLNER: -- based on your Master Plan?

9 There's no big departure from that. However, the
10 placement of these buildings, as we're looking at
11 them today, for the most part is done without

12 significant devastation of the existing tree

13 stands back there.

14 And in fact, we look, as we move through the

15 next stage, to be able to enhance some of those

16 stands with the trees we would remove from the FAA

17 job. And it -- it's just a question of how you

18 orient the hangar on the property, versus -- you

19 get away from that nice straight line and -- and

20 you come up with much more aesthetically pleasing

21 landscape kind of looking buildings, hangars,

22 and -- and things like that, that actually are --

23 is a much better feel back there.

24 Now, next thing that's kind of integrated in

25 here is the roadway, and I'm going to try and do

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1 it slow so that I don't depart from it too much.

2 This is the access to most of those

3 facilities (indicating). And that's somewhat

4 generically placed. It's in there purposefully.

5 It shows that it -- it fits within the available
6 property back there.

7 But probably the neat part is this other dark
8 gray squiggly line that orients all the way
9 through here (indicating), becomes what is a
10 nature trail all along the edge of what --
11 depending on who you talk to, the name of that
12 marsh, but Indian Creek or Araquay Creek or
13 whatever the term, brings it along the top bank of
14 that, actually trades positively into mitigation
15 credits with Water Management District and the
16 like, because it's a conservation-related type
17 project.

18 Culminates in a viewing area out in this
19 general area (indicating) that allows airfield
20 viewing and a place to hopefully just enjoy the
21 day. It can be a -- you know, could be labeled as
22 a jogging trail, a biking trail, a hiking trail,
23 whatever you want to call it back there. But it
24 provides some separation from the aviation
25 facilities, so it's outside the fence in the

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1 sense, but provides an inside-the-fence view of
2 aviation facilities when you get especially on the
3 northeast kind of corner of the property.

4 CHAIRMAN GEORGE: Is all of this part of
5 the -- this project, this funding?

6 MR. WUELLNER: The -- the apron project is
7 the FAA job --

8 CHAIRMAN GEORGE: Okay.

9 MR. WUELLNER: -- all right? The
10 infrastructure --

11 CHAIRMAN GEORGE: Right.

12 MR. WUELLNER: -- at least the roads, sewer,
13 things like that, as well as this tree movement
14 we're talking about, is eligible under the FDOT
15 80/20 grant. The piece that is not funded or
16 identified yet is the actual building of the
17 trail, if you will.

18 Now, a part of what we hope to do is now

19 begin some discussions with the county and the
20 other folks that do recreation and park-type
21 facilities and see what their interest might be in
22 integrating with the Airport Authority's project
23 here in doing it. Otherwise, it could be done as
24 an Authority project. It's not a "going to be
25 done by this time next year" project. But it's on

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1 the books on how we make it work and integrate
2 it -- maybe it's a next-year stand-alone
3 expenditure.

4 I don't -- you know, we're not that far along
5 with it, and nor do I have an idea what that --
6 that runs in terms of dollars. That -- that's
7 something we've integrated into what was the
8 Master Plan layout. I think it's really going to
9 be a neat project.

10 CHAIRMAN GEORGE: If we could, as a board,
11 approve this concept, would that speed up the

12 implementation? We originally were looking for
13 bulldozers to be ready in October.

14 MR. WUELLNER: I think so. I think it
15 would -- it would release Passero to create where
16 the trees move to. If this is generally okay,
17 then -- then they can fill in those stands. We
18 look at where some of those larger trees go. And
19 all of that gets accomplished as a part of the FAA
20 job.

21 Not all of those trees are going to fall
22 under the FAA job. I expect some resistance from
23 FAA to pay for some tree relocation aspect. But,
24 hey, we've got another fund source here with FDOT
25 to cover things that aren't specifically covered

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1 by FAA.

2 It does, you know, make it a little -- it
3 makes it easier for us to go begin those
4 discussions with the county, because there's a

5 concept to now finally talk about.

6 Again, it doesn't have to exactly lay out
7 like this, but it's more of a proof of concept
8 that it will all work back in that, the original
9 neighborhood back there.

10 MS. GREEN: Based upon what Mr. Wuellner's
11 telling us and what falls within whatever
12 grants -- you know, I don't want to speak for the
13 rest of the board, but I think that direction
14 seems to be the right direction to go, because I'm
15 with you; I think if we could move this along --

16 CHAIRMAN GEORGE: Yeah. Because otherwise,
17 the normal step would be for Passero to come back
18 with their final drawings, this is the final plan,
19 and then we approve that and then we can go out
20 and I'm ready to jump the gun, let's go.

21 MR. WUELLNER: The only part that's
22 constructible short term is the FAA job. The --
23 the next piece of this is to pick up the
24 infrastructure stuff. Some of this can be done --
25 being done concurrently.

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1 You also have several stand-alone hangar
2 grants that are in this mix that allow a few of
3 these buildings to actually get off dead center
4 immediately, too.

5 CHAIRMAN GEORGE: Yeah.

6 MR. WUELLNER: The next piece that we intend
7 to present -- and I'm hoping to do this in
8 September -- is to give you an idea of how -- how
9 those pieces fit together on the time line, that
10 Gantt chart we've talked about for a few months.

11 CHAIRMAN GEORGE: Right.

12 MR. WUELLNER: We're now -- kind of been able
13 to do that, and I'm going to -- I'm going to spend
14 the time staging the projects, if you will, in an
15 overview form, not telling you when we're, you
16 know, turning dirt in a sense, but give you an
17 idea of how I see those coming together based on
18 the grants we have and the time lines of
19 additional grants that we're expecting over the

20 next couple of --

21 CHAIRMAN GEORGE: I know the key was to wait

22 for the final approval on the Master Plan so we

23 can start putting it together.

24 MR. WUELLNER: Yeah. And that's -- that's

25 imminent right now, so...

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1 CHAIRMAN GEORGE: Okay. Is there any public

2 comment on this apron area? Mr. Roderick?

3 MR. RODERICK: This answers everything I

4 think we've -- we'd asked for and hoped for, plus.

5 CHAIRMAN GEORGE: Does it answer it

6 positively or negatively?

7 MR. RODERICK: Very positively, yes, sir.

8 CHAIRMAN GEORGE: Okay. Okay. Any other

9 comment? Yes, ma'am.

10 MS. BURRELL: I like the idea that --

11 CHAIRMAN GEORGE: I need you --

12 MS. BURRELL: -- you're trying to save a lot

13 of the big trees. I like that.

14 CHAIRMAN GEORGE: Thank you. Jan, did you
15 get her name?

16 COURT REPORTER: Ms. Burrell.

17 MS. BURRELL: Gina Burrell.

18 CHAIRMAN GEORGE: Okay. Yeah.

19 MR. SESONA: That's great. But there was
20 discussion about hangars, you know. I guess that
21 would be -- is there any timetable that --
22 positive timetable at this date for the
23 construction of those hangars to begin?

24 CHAIRMAN GEORGE: I think that's what
25 Mr. Wuellner was mentioning, that, you know, once

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1 we get past this and we get the Master Plan
2 approved, then he can start putting the Master
3 Plan on this chart to start showing where the
4 hangars are going to go and give us a time line of
5 when those hangars are going to be coming on line.

6 MR. SESONA: So, that would hinge on this.

7 CHAIRMAN GEORGE: Yes.

8 MR. WUELLNER: Yeah. The actual fly in the
9 ointment in this whole thing is the FAA funding of
10 the apron. If I knew that date certain, it
11 would -- it would be such -- would be very easy to
12 plug in the beginnings of all the pieces and parts
13 beyond that. They're the only ones that are
14 really squirrely about startup dates on funds.

15 The FDOT funds for the -- for several of
16 these phases are already executed grants. As soon
17 as we're at a point we can build and -- and go,
18 the money's there. We just -- we just go ahead,
19 so...

20 MR. SESONA: One other thing. I can't recall
21 whether it was the meeting before this one or one
22 before that, there was some discussion, I believe,
23 about pursuing those tenants. There was some talk
24 about tenants, how -- how many people you had that
25 were already in line, asking for --

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1 CHAIRMAN GEORGE: Oh, the waiting list.

2 MR. SESONA: Yeah. Is there any progress
3 being made on that? Have you had any feedback on
4 that?

5 CHAIRMAN GEORGE: Well, since we don't have
6 the facilities available, I don't know --

7 MR. WUELLNER: The list just continues to
8 grow. We're at 200 and -- is it 230?

9 CHAIRMAN GEORGE: And what? What?

10 MR. WUELLNER: No, 130 names on T-hangar
11 list.

12 CHAIRMAN GEORGE: Yeah. Because it was
13 120-something -- yeah, 112.

14 MR. WUELLNER: A hundred and thirty plus. It
15 didn't sound right, but...

16 CHAIRMAN GEORGE: So the list for the hangars
17 sounds like it's up to over 130 now.

18 MR. WUELLNER: And we're approaching 30 names
19 on the commercial hangars.

20 MR. SESONA: How many hangars are you going

21 to build?

22 CHAIRMAN GEORGE: That's going to be part of

23 his presentation.

24 MR. WUELLNER: Well, typically, that number

25 is going to -- will fall out about half of that,

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1 in terms of those that are really willing to --

2 you know, they're on the list, but when it's time

3 to put up money is another story.

4 MR. SESONA: So there would be a

5 cross-pollination between --

6 MR. WUELLNER: Other airports, as well as,

7 you know, directly here. We're -- we're out of

8 the blocks, staring at somewhere -- and I hesitate

9 to put my arms around the total number because the

10 prices of these buildings have been going up

11 dramatically in the last two years -- somewhere in

12 the area of 24 to 48 T-hangar units within the

13 next 24 months, approximately.

14 MR. SESONA: Thank you.

15 MR. WUELLNER: That's T-hangars. And you'll

16 have some others.

17 CHAIRMAN GEORGE: And those would be down

18 in --

19 MR. WUELLNER: Well, actually going to be the

20 left.

21 CHAIRMAN GEORGE: Probably down in this area

22 down here (indicating).

23 MR. SESONA: Uh-huh.

24 CHAIRMAN GEORGE: Okay. Any other public

25 comment?

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1 (No further public comment.)

2 CHAIRMAN GEORGE: Board comment? And I

3 would --

4 MS. GREEN: I think I made mine.

5 CHAIRMAN GEORGE: I would like to see, you

6 know, us give them the approval and let them go.

7 MR. BRUNSON: I think this is where we've
8 been wanting to go.

9 CHAIRMAN GEORGE: Absolutely.

10 MR. BRUNSON: And hurry up.

11 CHAIRMAN GEORGE: I'd like to commend
12 Mr. Gorman for being our resident tree hugger.
13 You've hugged a lot of them and, you know, got
14 some marks there, I'm sure.

15 MR. BRUNSON: Good job, Jack. Everything --

16 MR. GORMAN: I've still got --

17 CHAIRMAN GEORGE: But the answer looks -- I
18 mean, the results is very definitely worth it.

19 MR. GORMAN: It's actually a lot of luck
20 here, because we're leaving -- we're just using
21 areas that are right there.

22 CHAIRMAN GEORGE: Right.

23 MR. GORMAN: There's a lot of luck involved.

24 MS. GREEN: That's good you found it, so
25 that's --

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1 CHAIRMAN GEORGE: That's right.

2 MR. GORMAN: The -- I just have one question

3 to ask Andrew. This is what we talked about.

4 We're talking the same issue, the same ground we

5 walked over, and the same pond, retention pond

6 being moved out into that -- moved over. It's --

7 it's as good a plan as you're going to get.

8 You're going to have some sacrifices to make.

9 And I'm going to -- we're going to have to

10 ask for a little bit of -- of what you normally

11 would be out-of-the-box thinking as far as this

12 mega gardening later, but I think it will pay off

13 a huge dividend.

14 CHAIRMAN GEORGE: Can I change your

15 suggestion into a motion so that we can just get

16 it on the table?

17 MS. GREEN: I just know Mr. Wuellner said we

18 didn't have to. I'd be glad to. I'd make a

19 motion that we accept this direction as to what

20 we're going with, as far as the plan presented,

21 and let Staff go forward with that.

22 CHAIRMAN GEORGE: Okay.

23 MR. BRUNSON: I'll second.

24 CHAIRMAN GEORGE: We have a motion and a

25 second. Any other discussion?

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1 (No further discussion.)

2 CHAIRMAN GEORGE: All in favor?

3 MS. GREEN: Aye.

4 CHAIRMAN GEORGE: Aye.

5 MR. BRUNSON: Aye.

6 MR. GORMAN: Aye.

7 CHAIRMAN GEORGE: All opposed?

8 (No opposition.)

9 MS. GREEN: One absent.

10 CHAIRMAN GEORGE: One absent.

11 MS. GREEN: Excused.

12 CHAIRMAN GEORGE: Okay. Good. Thanks,

13 Andrew. Appreciate it very much.

14 MR. WUELLNER: Couple of house -- that
15 concludes the agenda items that I have for you.

16 10 - HOUSEKEEPING ITEMS

17 MR. WUELLNER: Just a couple of housekeeping
18 items.

19 I think we're still ongoing discussions with
20 Grumman to get airport rescue and firefighting
21 facility and vehicle and stuff like that. I'm not
22 100 percent of the -- I haven't had a discussion
23 in the last few weeks as to exactly where that is,
24 but it's at -- you know, I know this scares
25 everybody, but it's kind of at attorney land,

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1 theirs and ours, relative to making sure that
2 everybody's liability exposure is -- is within
3 what they expect.

4 And that -- that's still -- once that's
5 satisfied, I think you've got a -- there's some
6 quick solutions on -- on the deck. And you've

7 budgeted for a station and vehicle -- I should say
8 you have -- but it's in the proposed budget moving
9 forward.

10 MR. GORMAN: I should have asked this before,
11 but, I mean, have we got any county -- have we
12 ever resolved the county's issue with this
13 whole --

14 MR. WUELLNER: Well, the resolution is that
15 they simply told us they were not interested.

16 MR. GORMAN: Does that make any sense?

17 MR. WUELLNER: Not to me, but I'm not the
18 county, you know.

19 MR. GORMAN: I wish we had --

20 MR. WUELLNER: They have gone back and forth.

21 That's why we're -- why this still is not a
22 project, is it has gone back and forth several
23 times. We have stopped when they said "We want to
24 be involved."

25 We've waited. We've tried to move that

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1 forward.

2 MR. GORMAN: Is there any tremendous access
3 issue as far as you can see with the airport that
4 cannot be resolved fairly easily to allow the
5 county to be able to --

6 MR. WUELLNER: Well, the issue in providing
7 true ARF is that it's really going to have to be
8 on the airfield.

9 MR. GORMAN: Sure.

10 MR. WUELLNER: I mean, you've just got
11 response times you're going to have to meet under
12 Part 139. I don't see any other access issues.
13 Their -- their -- I -- their main concern is, hey,
14 we -- we invested eight years ago in station 12,
15 or whatever it is over here, and that serves
16 everything we need. So, we're just --

17 MR. GORMAN: Just as a point, I mean, we just
18 went to an FAC convention that was useful and just
19 went to Tampa International. They have a
20 relationship. Their municipal firefighters have a

21 direct and useful relationship with their ARF
22 facility in which they use each other's personnel,
23 and it just makes common sense.

24 MR. WUELLNER: The only reason Grumman and I
25 are -- I say "I" -- we are talking, is because

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1 they bailed again. I mean, Grumman, ourselves,
2 and the county were all involved in how to make it
3 work. Grumman has obvious requirements they've
4 got to meet --

5 MR. GORMAN: Sure.

6 MR. WUELLNER: -- for their contracts. We
7 have a civilian requirement that's significantly
8 less in terms of what we need right now --

9 MR. GORMAN: True.

10 (Whereupon, Mr. Cox enters the room.)

11 MR. WUELLNER: -- that will -- could expand
12 over time. The county has the overall
13 responsibility anyway for fire protection. They

14 just are not willing to specialize it at this
15 point to deal specifically with aircraft-related
16 issues.

17 And it may flop again. You know, when
18 there's really, you know, a station on the horizon
19 and -- and there's a deal pending with Grumman,
20 maybe they wake up and want to -- want back in yet
21 again.

22 MR. GORMAN: Would it be financially more
23 opportune for the airport to have the cooperation
24 with the county, or would it make a large
25 difference, you know, considering, you know,

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1 you're fractionalizing --

2 MR. WUELLNER: Yeah, I --

3 MR. GORMAN: -- having them out of the
4 picture?

5 MR. WUELLNER: I can't directly say that
6 it -- that it would or wouldn't, because I think

7 the arrangement that we're at least tentatively
8 talking with Grumman about is -- is in the area of
9 us capitalizing a facility and them operating a
10 facility.

11 So, while we don't have significant
12 investment in operating costs, ours was in the
13 front end of building the facility.

14 That was largely what we were trying to do
15 with the county, also. They -- the county does a
16 much better job of operating dollars than
17 capitalizing anything. They just don't do that
18 well. And, you know, it's a perfect marriage on
19 the surface; it's just not us stopping it.

20 MR. GORMAN: I just have to say, during the
21 demonstration that we had at that FAC convention,
22 it looked like the difference between living and
23 dying, if you got in an airplane that burned up.

24 MR. WUELLNER: Oh, yeah.

25 MR. GORMAN: Period.

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1 MR. WUELLNER: I mean, you saw that just a
2 week ago in Toronto. It ain't fast, you ain't
3 there.

4 MR. BRUNSON: Got a question over here.

5 MR. WUELLNER: Sorry.

6 MS. McELROY: Carolyn McElroy. I -- what
7 were these people that you're going to have at
8 your fire station be doing all the rest of the
9 time?

10 MR. WUELLNER: The -- well, we were
11 discussing with the county, it was going to be a,
12 what we called a dual-use facility, wherein they
13 dedicate some resources during the specific
14 operations of aircraft that require it.
15 Otherwise, they're the same fire response that
16 goes on with station 12 today. So, they're
17 community, also.

18 MS. McELROY: So, in other words, you could
19 work something out with station 12 where you had a
20 truck sitting over here for times that you
21 actually needed it, instead of having a whole

22 building?

23 MR. WUELLNER: Exactly. And, in fact, the --

24 the types of vehicles are such that they don't

25 even need to move vehicles back and forth, because

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1 the firefighting vehicles are so specialized for

2 aircraft versus community structure.

3 MS. McELROY: In other words, you would need

4 a garage with a special truck, and all you need is

5 maybe personnel stationed at station 12 who could

6 be available to get here. Because you're asking

7 the county to pay for people to be sitting over

8 here for 24 hours or whatever.

9 MR. WUELLNER: Well, on the surface, it may

10 seem that way. The reality was that they -- they

11 were the same firefighters. The -- the only time

12 that there was anybody dedicated was in the event

13 you had an actual aircraft operation that required

14 firefighters to be on property during that takeoff

15 or landing.

16 Otherwise, they're always available -- the

17 same fire -- the structures --

18 MS. McELROY: So, once a year, you need

19 somebody to be over here.

20 MR. WUELLNER: Exactly.

21 MS. McELROY: So, in other words, what you

22 need is just some people that have training, and

23 you provide the truck and the building --

24 MR. WUELLNER: And a building --

25 MS. McELROY: -- to house it. Is that --

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1 does the county understand that?

2 MR. WUELLNER: Yeah.

3 MR. GORMAN: It seems like it so works so

4 well in Tampa and --

5 MR. WUELLNER: It works very well in a lot of

6 places.

7 MR. GORMAN: I don't understand why they

8 won't work here.

9 MS. McELROY: Because I was thinking maybe
10 the county just thought they were going to have to
11 be sending somebody over here all this time and
12 then be paying for it. But if it's just somebody
13 who has special training to be available and you
14 notify them and that kind of thing -- I don't
15 understand it.

16 MR. WUELLNER: We were even willing to
17 participate in the training, the specialized
18 training, because that's obviously proprietary to
19 what we do. I mean, they need to know about
20 aircraft, because they're working on the airport.
21 And we were willing to participate in seeing they
22 got that specialized segment of their training.

23 MR. BRUNSON: I think that's something we
24 shouldn't give up on.

25 MR. WUELLNER: I don't think it's -- they say

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1 it's dead, but we -- yeah, I've heard that twice
2 now.

3 MR. BRUNSON: You know, the county thinks
4 they can run the city and the county as one unit,
5 better than the city can.

6 MS. McELROY: It's the other way around. The
7 city wants to be with the county, and it's not
8 because of that; it's because of retirement.

9 MR. BRUNSON: Yeah. But still, I know what
10 the county administrator has said.

11 MS. McELROY: I'll tell you what the city
12 firemen say.

13 MR. BRUNSON: And so -- so, it seems like to
14 me that we -- like you said, we need to pursue
15 that.

16 CHAIRMAN GEORGE: Yeah. Okay. Any other
17 housekeeping items?

18 MR. WUELLNER: I was just going to mention
19 the certification, SWPP and SPCC plans, are
20 basically complete. The certification manual is
21 in FAA's hands for review. That's the

22 certification manual.

23 And I think we mentioned at the shade meeting
24 where we are with Liberty Mutual and the warranty
25 work. And you mentioned the health insurance, so

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1 that was pretty much the extent of what I've got
2 under housekeeping.

3 CHAIRMAN GEORGE: Okay.

4 MR. WUELLNER: Mr. Brunson.

5 CHAIRMAN GEORGE: Do what?

6 MR. WUELLNER: I'm helping you. You said you
7 couldn't see it, so...

8 CHAIRMAN GEORGE: I can see it here, though.
9 Okay. Any comments from the board members -- or
10 any public comments? We're getting ready to wrap
11 the meeting up. Any other public comments? Yes,
12 ma'am.

13 11. - PUBLIC COMMENT

14 MS. BURRELL: Come up to the microphone?

15 CHAIRMAN GEORGE: Please.

16 MR. BRUNSON: I'm hard of hearing.

17 MS. BURRELL: Gina Burrell, 27 Seminole

18 Drive, St. Augustine. Could you put the agenda on

19 your web site monthly? Is that possible to do

20 that so I'd know what was coming up?

21 MR. WUELLNER: We -- we normally do and --

22 well, I just tell by the look on her face it got

23 by her this month. It didn't get on there.

24 MS. HOLLINGSWORTH: Sorry.

25 MS. BURRELL: That's all right. Also, does

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1 the airport have a noise abatement plan?

2 MR. WUELLNER: No, we do not have a Part 150

3 approved plan for noise abatement.

4 MS. BURRELL: Because I'm concerned about --

5 when I lived in West Palm Beach, we used to

6 have -- this house that we owned, we used to have

7 the, you know, the -- what do you call it when the

8 planes go over overhead? I -- I had the words in
9 my head.

10 CHAIRMAN GEORGE: Approach and/or takeoff.

11 MS. BURRELL: Yeah. It was -- it was just
12 directly over this house, and then they veered it
13 off so that other parts of the city would -- would
14 have to take in --

15 MS. GREEN: Share.

16 MS. BURRELL: -- share the noise.

17 CHAIRMAN GEORGE: Share the noise. Right.

18 MS. BURRELL: So, I'm wondering, because I
19 know two women here are from the Villages of
20 Vilano, and they -- they get a lot of the planes
21 going right overhead. And it's just -- it's just
22 not fair to them to have to have this noise
23 continuously.

24 And I was wondering if it's something that is
25 going to be worked on. Because as you get bigger,

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1 there's going to be more noise.

2 CHAIRMAN GEORGE: Exactly.

3 MS. BURRELL: And it's going to affect
4 people. And what -- what I've heard is two things
5 that bother people psychologically is light
6 pollution and noise pollution. So, I mean, you're
7 going to be contributing to that.

8 CHAIRMAN GEORGE: That's right. What are the
9 requirements of the regs as far as us having a --

10 MR. WUELLNER: We don't right now have --
11 there's no real obligation to do anything under a
12 150 study for the airport. We don't -- it's --
13 airport, it's locally driven as to whether you
14 conduct a 150 study if you have a problem, as
15 perceived as significant enough to do that.

16 But an adopted 150, you've got to remember,
17 if you do go through that, becomes in a sense
18 regulatory. You're basically agreeing with the
19 airport operators as the airport, the community,
20 and the like as to how those things are addressed.

21 And I think -- we're putting a tool on,
22 online, and it will be available online, too. And

23 hopefully it's just a matter of 30 to 60 days till
24 this is up and running, that you will literally be
25 able to identify, using a radar track over the top

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1 of the map of the community, the aircraft arriving
2 and departing, so that when you experience a
3 noise-related impact, somebody that's obviously
4 making -- either making too much noise, you're
5 concerned about how high they're flying or
6 whatever, that information can be -- we can
7 actually identify what aircraft that is and be
8 able to take proactive steps toward talking with
9 that pilot, that company, whatever it is, and
10 modifying -- and we can also tell whether they are
11 on the track they were told to be on. Those --

12 MS. BURRELL: Do you have any regulations
13 over those military jets that come over at 3
14 o'clock in the morning?

15 MR. WUELLNER: Absolutely none.

16 MS. BURRELL: Nothing at all, huh?

17 CHAIRMAN GEORGE: No.

18 MS. BURRELL: Because I feel since we're
19 getting -- you know, giving our tax money, public
20 tax money, we should have some say in --

21 MR. WUELLNER: Well --

22 MS. BURRELL: -- what's happening here.

23 MR. WUELLNER: -- let me -- let me just
24 quickly clarify, because there's always this
25 misconception that the airport itself can control

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1 the airport noise or the noise of aircraft.

2 And -- and quite literally, the Airport
3 Authority's purview over these airplanes begins
4 and ends with their physical contact with the
5 property here. As soon as they're in the air and
6 before they land, the only entity that has any
7 purview is the Federal Aviation Administration.

8 Through the air traffic control facilities,

9 they can regulate and ascribe specific arrival and
10 departure routes that help minimize the impacts.

11 But the enforcement of that, the -- the parameters
12 of those tracks are all an FAA purview item.

13 MS. BURRELL: So, we don't have --

14 MR. WUELLNER: We can help. We're happy to
15 meet with people who, you know, especially
16 habitual offenders of altitude issues or noise
17 issues or overflights of areas they're not
18 supposed to be in, we can meet with those
19 individuals and -- and request their compliance
20 with it. We can file reports with FAA of people
21 who are flagrantly violating that stuff.

22 MS. GREEN: Ms. Burrell, I went to the
23 conference with Ed and Bryan a year ago July and
24 saw this program that they were talking about, and
25 spoke to some other airport executives that used

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1 it, and they had had a lot of community calls,

2 that -- just go online. I mean, it's right there.

3 If something comes over you, and what the world is

4 that, and you can go right online and complain to

5 the airport, and now they have a tool to do

6 something about it.

7 MR. WUELLNER: We know exactly where they

8 were. When you -- when you say they overflow your

9 house, we can, "Hey, you're right. They did."

10 And, you know, they were at -- you thought they

11 were at eight feet off the ground, and we think

12 they're at 1500, based on the radar.

13 MS. BURRELL: This is going to happen soon?

14 MR. WUELLNER: Yes.

15 MS. BURRELL: Okay. Great. Thanks a lot.

16 MR. WUELLNER: Working out the last of the

17 details right now.

18 CHAIRMAN GEORGE: Good. Wayne?

19 MR. HICKOX: I'd like to follow up with just

20 a little bit on that for the board's benefit. As

21 I'm sure you're aware of it already -- Wayne

22 Hickox, 881 Queen Road.

23 The truth of the matter is, though, keep in
24 mind the courts have generally ruled in favor of
25 airports that are already here. A lot of what

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1 you're talking about is people that built their
2 homes with an airport here and an airport
3 functioning, and unfortunately you're going to
4 have to live with some of it, like it or not.

5 MR. WUELLNER: Well, we want to work with
6 you.

7 CHAIRMAN GEORGE: But -- but we're kind of
8 lucky in that we've got the intracoastal waterway
9 and then the long approach coming in from
10 Anastasia Island or the north end --

11 MR. WUELLNER: Vilano.

12 CHAIRMAN GEORGE: -- of the island, and also
13 now coming in over the trees to the north, our
14 prime runway. And I don't know if there's any way
15 we can instruct the tower operators that, you

16 know, after dark, when people are at home, that
17 your preference is to use a right downwind for 31
18 or left downwind for, you know, keep them over
19 there.

20 MR. WUELLNER: Yeah. Well, those preferences
21 are published, but the reality is you only have
22 air traffic control services until 9 p.m., and
23 then --

24 CHAIRMAN GEORGE: Yeah. I understand.

25 MR. WUELLNER: -- you don't have them again

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1 until the morning, so a positive control of actual
2 aircraft right now is --

3 CHAIRMAN GEORGE: Well, that, coupled with
4 what you've got there, will give the citizens, you
5 know, the ability to quickly find out what it s.

6 MR. WUELLNER: We're going to be a lot
7 stronger in, use the term "enforcement," but
8 certainly identification ability.

9 CHAIRMAN GEORGE: Right. Okay. Mr. Brunson,
10 any parting comments?

11 MR. BRUNSON: The --

12 CHAIRMAN GEORGE: Wait a minute. Wait a
13 minute. We have one more public --

14 MS. WILLIS: Mary Willis, Araquay Park. The
15 noise does not bother me, but I -- you want me to
16 come over there?

17 MR. WUELLNER: No, dear. We'll bring it to
18 you.

19 MS. WILLIS: Thank you, Ed.

20 CHAIRMAN GEORGE: Everybody can hear you.

21 MS. WILLIS: I do have a slight -- yes, you
22 can hear me; I'm a teacher. I do have a small
23 concern and complaint. In retrospect, it's too
24 late. But you have destroyed public property, and
25 it does affect me -- it's very minor to you -- in

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1 that when you took down the house on Casa Cola, on

2 the corner of Casa Cola and Indian Bend, your
3 contractor also destroyed the cement apron from
4 the sidewalk out to the street.

5 That is not your property. That is public
6 property. It belongs to we the people. And I now
7 have a mud hole there where I had a nice
8 concrete -- didn't belong to me, but it's right
9 across from my driveway.

10 MR. COX: What, did the heavy equipment crush
11 it, Mary? I mean, what --

12 MS. WILLIS: No, they took it out.

13 MR. WUELLNER: I think it was dug up,
14 actually.

15 MS. WILLIS: They took it up. It was nice in
16 that for Thanksgiving and Christmas I could have
17 parking over there. Now it's a mud hole. But do
18 remember that is not your property. And Casa
19 Cola's not about to be abandoned, not as long as
20 we have two people living on it, okay?

21 Second is a request, a suggestion, that you
22 check who owns the mineral rights to that 20 feet
23 on each side of the pavement. You have a

24 five-foot sidewalk and a fifteen-foot parkway.

25 So, check on who owns the mineral rights

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1 underneath all the parkways.

2 You already have plantings and so forth. So,
3 that would not be a bad idea. Okay? Thank you.

4 I'll give this back to you.

5 MR. COX: Is there any oil over there, Mary?

6 Just teasing.

7 MS. WILLIS: I don't think so, but there
8 could be.

9 MR. WUELLNER: Thank you.

10 MS. WILLIS: And while I'm up, I do want to
11 add the kudos to Jack for his work for saving
12 trees. Thank you.

13 CHAIRMAN GEORGE: Yeah. Now, Mr. Brunson.

14 12.A. - MR. RANDY BRUNSON

15 MR. BRUNSON: Okay. The -- the main
16 complaints I personally received are people in

17 Vilano and on the intracoastal complaining
18 about -- it seems as the times they start grilling
19 in the evening is when the helicopters come over
20 and start doing their approaches. So, I think
21 that that's a viable concern.

22 And we have talked to the tower and trying to
23 resolve some of that. I haven't had as many calls
24 lately, but I know what you mean. Good --

25 CHAIRMAN GEORGE: If anybody does have a

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1 problem, please call Mr. Brunson.

2 MR. WUELLNER: Get your cell phone number.

3 MR. BRUNSON: And my -- and my telephone
4 number is 669-9009 (indicating).

5 Good meeting. I'm excited to study this
6 budget and give you my thoughts on it one on one.
7 I think there's some issues in there that we
8 really need to look at hard. I'm enthusiastic
9 about this very much so and look forward to our

10 next meeting.

11 CHAIRMAN GEORGE: Ms. Green?

12 12.B. - MS. SUZANNE GREEN

13 MS. GREEN: No comment. Well, actually, just
14 one. And maybe this will be something for later,
15 but I'm willing to, whatever goes on with the rest
16 of our litigation things that are happening -- you
17 know, we have liaisons for different things. I
18 know, Bob, you went to the mediation. But I'm
19 willing to, if the board wants me to sit in or
20 whatever --

21 CHAIRMAN GEORGE: We want you.

22 MS. GREEN: -- I'd be willing to do that. I
23 tried to make the other hearing, and Judge
24 Alexander didn't agree with that. I was
25 double-booked. But I'd be willing to try and do

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1 that if it does -- I don't want to interfere with
2 what our attorneys are doing, but as a bystander

3 to sit and maybe report back from a board
4 perspective, not an attorney perspective.

5 CHAIRMAN GEORGE: Good. Good idea.

6 MR. BURNETT: Right. And -- and, of course,
7 I'll tell you right up front, we'd welcome that
8 from Ms. Green or anyone else, so...

9 CHAIRMAN GEORGE: Okay. Mr. Gorman?

10 12.C. - MR. JOHN GORMAN

11 MR. GORMAN: It was a good meeting. I'm
12 hoping that we can continue -- we can continue to,
13 you know, get the board support for being as
14 environmentally sensitive as we can with this
15 development and blah, blah, you know. And I
16 think -- think you will be, I really do.

17 Budget-wise, I don't know. I'd really like
18 to think as lean as we possibly can and still
19 accomplish what we need to do. So, that's going
20 to require each one of us, including me, going and
21 getting with Ed before we get to the hearing.

22 CHAIRMAN GEORGE: Right. Mr. Cox?

23 12.D. - MR. BOB COX

24 MR. COX: No Comment.

25 12.E. - MR. WAYNE GEORGE

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1 CHAIRMAN GEORGE: And I probably talked too
2 much already, anyway, so -- so, I don't have any
3 comments.

4 13. - NEXT MEETING DATES

5 CHAIRMAN GEORGE: The next meeting dates, the
6 budget hearing, first one will be September the
7 12th at 5:01, and then the regular meeting on the
8 19th, and that also -- at 4 o'clock, and we will
9 temporarily adjourn it so at 5 o'clock we can do
10 the final public hearing.

11 14. - ADJOURNMENT

12 CHAIRMAN GEORGE: Okay. No other comments,
13 then we are adjourned.

14 (Thereupon, the meeting adjourned at 5:47 p.m.)

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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 23rd day of August, 2005.

13

14

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

15 Notary Public - State of Florida

16 My Commission No.: DD102224

Expires: April 30, 2006

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