

ST. AUGUSTINE - ST. JOHNS COUNTY AIRPORT AUTHORITY

Regular Meeting

held in The Conference Center, Meeting Room B

4730 Casa Cola Way

St. Augustine, Florida

on Monday, September 3, 2020

from 4:00 p.m. to 4:38 p.m.

* * * * *

BOARD MEMBERS PRESENT:

SUZANNE GREEN, Chairman
STEVE KIRA
JUSTIN MIRGEAUX

BOARD MEMBERS ABSENT:

RANDY BRUNSON
BRUCE MAGUIRE

DRAFT

* * * * *

ALSO PRESENT:

JAMES WHITEHOUSE, Esquire, St. Johns Law Group,
104 Sea Grove Main Street, St. Augustine, FL, 32080,
Attorney for Airport Authority.

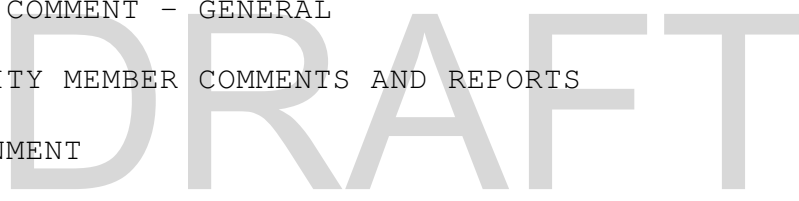
EDWARD WUELLNER, A.A.E., Executive Director.

* * * * *

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

2 CHAIRMAN GREEN: Call the meeting to order.

3 Pledge to the flag.

4 (Pledge of Allegiance.)

5 MEETING MINUTES & FINANCIAL REPORT ACCEPTANCE6 CHAIRMAN GREEN: Okay. For the first, the
7 pledge -- our minutes that we were given, have the
8 board members been able to read them? And the
9 financial report. Any objections --

10 MR. KIRA: I -- I --

11 CHAIRMAN GREEN: -- or exceptions?

12 MR. KIRA: I read the minutes. Nothing to --
13 that I found that was appropriate. And the
14 financial reports, I have no questions at all.

15 CHAIRMAN GREEN: Okay. Mr. Mirgeaux?

16 MR. MIRGEAUX: Same.

17 CHAIRMAN GREEN: I didn't, either. So we'll
18 accept them --

19 MR. KIRA: Accept them --

20 CHAIRMAN GREEN: -- as presented, then.

21 MR. KIRA: -- as presented.

22 AGENDA APPROVAL23 CHAIRMAN GREEN: Our agenda approval, the
24 agenda that we have at least for this meeting and
25 then obviously as far as we can get through it and

1 then we will adjourn for the budget, and then if we
2 need to readjourn [sic], we will. So any
3 exceptions or -- with the agenda?

4 MR. KIRA: Move to approve.

5 CHAIRMAN GREEN: Okay. We'll accept it as
6 presented. Mr. Wuellner?

7 EXECUTIVE DIRECTOR'S REPORT

8 MR. WUELLNER: Several items on the -- on the
9 report today.

10 Just the T-hangar project update, best guess,
11 we're about ten days from being able to begin
12 occupying that. Cindy has already started the
13 pre-leasing activities, so to speak. We're blowing
14 through the hangar waiting list at this point.

15 I think she's made contact with all of those
16 who had already request -- or had been on the list
17 for lateral moves, the tenants who wish to move.
18 We're now into the hangar waiting list, and it's
19 looking like it's hanging around a 30 percent
20 interest level, which is relatively predictable.
21 We -- we typically plan about 40 percent of those
22 she contacts will take a lease. It looks to be
23 closer to 30 this time.

24 With the -- a number of them wanting to of
25 course get on -- stay on the list. We've had quite

1 a few take advantage of the ability to defer and
2 remain sort of in that first position, if you will,
3 for up to six months. Not that that means we'll
4 have a hangar available in six months, but they can
5 hang in there and be contacted again. And I think
6 that pretty well wraps that up.

7 We're at -- we're at the punch list phase and
8 trying to get the contractor motivated to get it
9 completely finished. I think if I understood Kevin
10 earlier, submitted finally the survey documents to
11 the county for the final CO on the building.

12 So, as soon as that is received, we expect
13 that -- they have ten days to review that at the
14 county. Typically it does not take that long. But
15 until we have the CO, of course we can't occupy the
16 building. But other than that, it's -- it's pretty
17 much ready to go.

18 April rehab, let you know that that project --
19 this is over by the airline terminal, and that
20 project is now substantially complete. They are
21 wrapping up pavement markings, and they've got a
22 just small amount of asphalt paving to -- to
23 address a small ponding issue, which is not
24 atypical of that size of an apron. Otherwise, that
25 job is complete and we'll be looking forward to

1 closing that out very shortly.

2 Taxiway Delta, which has kind of been at
3 the -- we -- we brought it up in the context of
4 maybe having an issue with occupancy of the new
5 T-hangars and that taxiway project, but I think I
6 reported last month that project is likely not
7 going to start till November.

8 So we're just going to move ahead with
9 leasing, and we are making -- or taking some extra
10 steps in that leasing -- leasing effort to be sure
11 that the tenants understand that that project's
12 coming and -- and the like, that it's going to
13 create some likely issues -- inconvenience is
14 probably a better saying. And -- but we'll see how
15 that plays out. But I -- it looks like it's going
16 to be a November start on that.

17 Did want to make you aware that we'll be
18 moving forward with accepting the pricing quotes
19 for about 78 acres of forestry -- of forest timber
20 sales on the west side of U.S. 1., and that would
21 be followed thereafter with replanting of that.

22 What's in place there is some natural regrowth
23 that occurred and pines that were planted there
24 before we acquired the property. It's at market
25 now to -- and at a very low -- unfortunately, it's

1 at a very low volume or density per acre in terms
2 of how much pine is on there. So it's not going to
3 yield a ton of money for the -- for these 78 acres,
4 in fact about one-third of what it would normally
5 produce.

6 So -- but once that's cleared, it will be able
7 to be planted and planted properly and with -- with
8 species matched property -- or to the property. So
9 it should -- should grow very well and over time
10 will result in a nice income source to the
11 Airport Authority.

12 CHAIRMAN GREEN: Okay.

13 MR. KIRA: Are we looking into the idea that
14 eventually when we start building on the other
15 side, that we can plan the growth accordingly so
16 that it wouldn't interfere with some of the future
17 plans in the -- in the master plan?

18 MR. WUELLNER: Yeah -- yes, in general.

19 I mean, there -- there will all -- I suspect
20 there will always be some impacts. But the nature
21 of -- of forest, if you will, is that there are
22 regular intervals where harvesting occurs at
23 different phase lives of the tree.

24 MR. KIRA: Uh-huh.

25 MR. WUELLNER: And typically it's seven --

1 seven to eight, seven to nine years, depending on
2 the species of tree.

3 So there are opportunities in there to harvest
4 marketable trees for different purposes, whether
5 it's fence post, pulpwood, chip and saw, whatever
6 the particular size of the tree is at that
7 particular point. So there's lots of
8 opportunities.

9 (Mr. Whitehouse joins the meeting.)

10 MR. WUELLNER: This is probably the only time
11 until the last cut of a -- of a stand where you
12 would go through and kind of take everything out
13 and start over.

14 Typically it's a thinning, if you will, of
15 that planted pine and some are allowed to mature
16 and go on to the next phase and so you constantly
17 kind of develop the forest. And each cutting gets
18 more valuable in terms of its sale, but it's also
19 been in the ground a lot longer.

20 CHAIRMAN GREEN: Did we ever look into the --
21 what was it, Mr. Kira? The sabal palm --

22 MR. KIRA: The --

23 MR. WUELLNER: Oh, the --

24 CHAIRMAN GREEN: -- the seeds --

25 MR. WUELLNER: -- saw palmetto.

1 MR. KIRA: Palmetto.

2 CHAIRMAN GREEN: Yeah, saw palmetto.

3 MR. WUELLNER: No, we did -- we have not
4 looked into that as commercial product there.
5 We've run some people off the property harvesting
6 it without permission, but --

7 CHAIRMAN GREEN: Right. Yeah, I knew that.

8 MR. WUELLNER: -- no, we have not looked at it
9 as a cash crop.

10 CHAIRMAN GREEN: Does that affect harvesting
11 the pine? Does it hurt any of those or are they
12 totally separate areas?

13 MR. WUELLNER: I think eventually in the
14 replant, most of that gets -- if it's indeed an
15 issue out there, it gets sort of a -- what's the
16 term?

17 MR. KIRA: Tilled in.

18 MR. WUELLNER: -- shredded and tilled in.
19 Yeah, basically it becomes a big old field with new
20 trees.

21 MR. KIRA: Mulch.

22 MR. WUELLNER: Yeah, that's a good -- good
23 description of it.

24 Anyway, I think that's all I've got on that.
25 But that will be moving forward. We'll let you

1 know what the proceeds are on off on that. They're
2 estimating currently somewhere between 40 -- I
3 think it was 45,000 and probably 80- or 90,000 as
4 the range for the -- for the proceeds off of what
5 it is.

6 Re -- complete replant is going to sit around
7 30,000. So there'll be some profit off of this,
8 but it's really more moving long-term interest, you
9 know, long after I'm gone and we're all not
10 worrying about it. But it will be the right
11 decision long term.

12 MR. MIRGEAUX: What's the harvest time or the
13 growth time? The next harvest.

14 MR. WUELLNER: Well, growth time of the first
15 cut is typically seven, eight years, and that's
16 the -- what they call the fence post size, which is
17 not much of a tree, to be honest with you.

18 The next phase is the one that becomes most
19 valuable -- or not most valuable, but certainly a
20 big haul, is the pulpwood where they make paper out
21 of the particular trees.

22 MR. MIRGEAUX: Which is what time frame?

23 MR. WUELLNER: That's typically 14, 15 years.

24 If they've done a great job, which I suspect
25 they will because we're using a really good forest

1 management company, they'll -- they'll be really
2 good at matching the tree species to the ground.
3 If -- if they can match that soil and -- and put it
4 to the tree species, it grows really really well
5 and really fast. It's when they're mismatched that
6 it takes a long time to get trees.

7 MR. MIRGEAUX: Is it part one of the three
8 projects on the agenda?

9 MR. WUELLNER: It is not, no.

10 We did have, what, two years ago, a year and a
11 half ago, it's been a while, but we had to -- the
12 first phase of this is a comprehensive forest
13 management plan that's been done.

14 MR. MIRGEAUX: Can we go back to the apron
15 rehab? How are we doing on that again? Just --

16 MR. WUELLNER: It's --

17 MR. MIRGEAUX: Was there anything to report?

18 MR. WUELLNER: I -- I touched on it. It was
19 substantially --

20 MR. MIRGEAUX: You did touch on it --

21 MR. WUELLNER: -- complete.

22 MR. MIRGEAUX: -- and I don't remember.

23 MR. WUELLNER: It's substantially complete,
24 so...

25 MR. MIRGEAUX: Okay. Thank you.

1 MR. WUELLNER: It's basically we could use it
2 now if we want to or need to.

3 MR. MIRGEAUX: Okay. Great.

4 CHAIRMAN GREEN: And --

5 MR. WUELLNER: But it is an agenda item on --
6 not to drag it, but it is an agenda item for
7 release of retainage. I'm just bringing you up to
8 speed on where the project is really.

9 MR. MIRGEAUX: The apron or?

10 MR. WUELLNER: The apron.

11 MR. MIRGEAUX: Okay.

12 MR. WUELLNER: There are two projects,
13 actually.

14 Okay. That's all I have.

15 CHAIRMAN GREEN: Okay. I think you had
16 mentioned before on the hangars, and maybe since
17 counsel's here, since they are not -- we don't know
18 if they're not in compliance with the time frame,
19 are we exploring any type of damages?

20 MR. WUELLNER: We are exploring liquidated
21 damages at this point, yes.

22 MR. WHITEHOUSE: That's my understanding.

23 CHAIRMAN GREEN: That's why we put it in
24 there.

25 MR. WHITEHOUSE: Yes, ma'am.

1 MR. WUELLNER: Yeah.

2 CHAIRMAN GREEN: All right. Then business
3 partner updates. Mr. Dean.

4 BUSINESS PARTNER UPDATES

5 COMMISSIONER DEAN: I hate to turn my back to
6 you.

7 MR. HARVEY: Turn it on.

8 COMMISSIONER DEAN: Is this on?

9 MR. HARVEY: Just that little switch right
10 there.

11 COMMISSIONER DEAN: Yeah, there it is, right?
12 Hello? Are we good? Three quick items and then
13 questions, if you have any.

14 The first item, I'm very happy to report to
15 everyone that Commissioner Paul Waldron is really
16 improving. He -- we -- to be honest, I wasn't sure
17 he was going to make it in mid June -- or mid July
18 when he became ill on July 7th, seriously ill with
19 COVID-19.

20 But he's a fighter, in addition to being a
21 really kind soul, and he was moved about a week,
22 ten days ago from Flagler Hospital to a rehab
23 hospital in Orange Park. And what's really wrong
24 now is he -- his muscles have sort of atrophied.

25 He's been on his back since July 7. And so,

1 he's starting to do exercises and hopefully will
2 be, you know, back with us in a month or two, God
3 willing. So, we're excited about that because he's
4 such a wonderful fellow and a great addition to our
5 commission.

6 I want to spend a minute or two for those who
7 don't know. One of the things that -- probably the
8 biggest thing I've been involved in as a
9 commissioner over the last four years is the beach
10 renourishment project from Vilano up to
11 Serenata Beach and then on up to South Ponte Vedra.

12 And if you go out to the inlet, if you go out
13 to Porpoise Point Tuesday, you will see the largest
14 sand barge in the country, the Ohio, is going to
15 start moving sand Tuesday, the 8th, for the
16 project.

17 And one of the reasons that I'm very excited
18 about this project and I'm going to give you a
19 brief overview, this is a beach renourishment
20 project that a lot of people were involved in as
21 long as ten years ago that were concerned about
22 tremendous erosion from Vilano up to South
23 Ponte Vedra, beach erosion, even before Matthew and
24 Irma.

25 When Matthew and Irma hit in '16 and '17, it

1 was beyond critical erosion. I mean, you saw
2 pictures. It looked like the cliffs of Dover. I
3 mean, a house literally that dropped 12 or 14 feet
4 as far as the -- and a couple actually fell into
5 the ocean.

6 So we moved ahead with this project, the beach
7 renourishment project, which is basically from
8 Vilano up just on the north side of the
9 Serenata Beach Club. And I'm going to talk about
10 why it's just north of the Serenata Beach Club,
11 because this project to me is so wonderful because
12 it's a 50-year project, \$140 million, but we didn't
13 raise any county taxes. We did not increase any
14 taxes.

15 The way it was funded is the federal
16 government, in their ongoing beach renourishment
17 that the Corps does, put -- is putting in money.
18 The state government is putting in money, the
19 legislature. And our -- our local share is raised
20 by two different sources.

21 One is we reallocated a portion of the bed
22 tax, the tourist development tax. We -- the
23 revenue, we reallocated some of that that we didn't
24 think was needed as much as was being spent on
25 marketing. So we reallocated part of that.

1 And the homeowners themselves, the homeowners
2 themselves voted to tax themselves, the oceanfront
3 homeowners. Those are the two local sources that
4 come together to make up.

5 So there's no county ad valorem taxes being
6 used or any other county taxes other than
7 reallocation of the bed tax a little bit, about
8 \$1.8 million, and the homeowners, both the
9 individual homeowners from Vilano up to Serenata.

10 And also, the Serenata Beach Club, the
11 Serenata Ocean Villas were not originally included,
12 but they decided that they -- because the federal
13 project was approved, they voted to create a -- an
14 assessment on themselves and to be included in the
15 project.

16 So, the project is actually physically going
17 to start Tuesday morning where they will be moving
18 sand. They'll be dredging it from the ebb -- ebb
19 shoal onto the beach. And I think that will be
20 about a four-month process to get -- and it's
21 really quite a colossal project. It's from Vilano
22 up to Serenata, and it's about a 60-foot wide
23 swathe of sand from the primary dune out to where
24 the beach was before all the critical erosion.

25 And another for us, for St. Johns County,

1 another outstanding thing about this project is
2 because it's a federal project, a federal-sponsored
3 project, if we have another major hurricane, once
4 this first renourishment is done, if we have a
5 major hurricane and the beach is washed away, the
6 Army Corps of Engineers comes in immediately and
7 renourishes the beach and all on their dime.
8 There's no local funds involved.

9 That happened after Matthew at
10 Jacksonville Beach. Everyone wondered how
11 Jacksonville Beach managed to get their beach
12 rebuilt so quickly. Well, because they were an
13 approved beach renourishment project, then the
14 Corps came in within 45 days and rebuilt that
15 beach.

16 So that's going to be a wonderful thing for
17 our beaches, for property values; i.e., county
18 ad valorem revenue, and those homeowners will be
19 protected and it will increase our tourism that we
20 rely on so heavily. So, that's kind of exciting, I
21 think.

22 We -- we'll be as you are, going to be
23 adopting our budget this month. And I will tell
24 you, I'm -- I'm -- I'm very happy to report that
25 next year's operating -- operating budget, the

1 operational budget, is slightly less than this
2 year's.

3 There's no increase. There's a slight
4 decrease in our operational budget. You'll see the
5 budget number, the final number higher because we
6 have a lot of carry-forward projects, carry-forward
7 dollars because of capital projects that are in
8 some stage work in progress. But the actual
9 operational budget -- salaries, benefits, other
10 things that sort of keep things going, libraries,
11 park service, et cetera -- slightly less than the
12 year we're in now.

13 The -- where there is an increase is in the
14 Sheriff's budget. The Sheriff has asked for an
15 additional 35 patrol officers on the street where
16 they're needed. And we feel like the way the
17 county has grown, we're going to I think support
18 that -- I'm going to support that. And that's --
19 that is where there is an increase in the budget,
20 but that's covered by the increase in valuations
21 that we have had over the last year.

22 A lot of our property valuations were up
23 because we had a tremendous amount of commercial
24 construction where the values went up. For
25 example, the new Durbin Park where you have

1 Home Depot and other big stores, and some of you
2 have seen that, tremendous increase in valuation
3 there as well as other sites.

4 There is a -- there's also -- speaking of
5 commercial activity and business, Amazon just
6 announced a -- an expansion in Jacksonville. You
7 may not have heard that they've also -- that
8 they're also doing a construction in St. Augustine
9 off of Highway 16 near the outlet malls where
10 they're going to have what's called a last mile
11 distribution facility where they will bring things
12 in and then the trucks will distribute around our
13 county.

14 And that's going to add about 200 employees.
15 And that's probably going to come to us for
16 discussion and action in January or February, and
17 they hope to be constructed and operational by
18 August or September of '21. But that's an
19 additional 200 jobs.

20 Those are some of the things going on at the
21 county. If there are any questions, I'll be glad
22 to try to respond. All right.

23 CHAIRMAN GREEN: Are you going to be around
24 till the end of the meeting, Mr. Dean?

25 COMMISSIONER DEAN: I'm sorry?

1 CHAIRMAN GREEN: Are you going to be around
2 till the end of the meeting?

3 COMMISSIONER DEAN: I think so.

4 CHAIRMAN GREEN: Okay. I just wanted to talk
5 to you outside.

6 COMMISSIONER DEAN: That depends on how long
7 it is.

8 CHAIRMAN GREEN: Okay.

9 COMMISSIONER DEAN: It will be before 7:00,
10 won't it?

11 CHAIRMAN GREEN: Oh, go sit down.

12 Vinny?

13 MR. BEYERS: Nothing to report.

14 CHAIRMAN GREEN: Okay. SAAPA?

15 MR. BARRESI: Good afternoon, everyone. Sam
16 Barresi. Just a couple of questions regarding the
17 hangar project.

18 One question is, it is my understanding that
19 the Hangar A line is going to be removed and not
20 replaced. Is that correct?

21 MR. WUELLNER: Hangar A? Row A?

22 MR. BARRESI: Row A, yes.

23 MR. WUELLNER: Yeah, it's been removed. It's
24 been removed a while ago. It will eventually be
25 replaced, but it's not in this current budget.

1 MR. BARRESI: Oh, eventually be replaced.

2 We --

3 MR. WUELLNER: Yeah.

4 MR. BARRESI: Okay. It's -- there's some
5 comment I heard was there was no plan to replace
6 it.

7 MR. WUELLNER: There is no current funding for
8 it.

9 MR. BARRESI: No current funding for it, okay.

10 MR. WUELLNER: Correct.

11 MR. BARRESI: The other question I have is the
12 water supply that's provided for the new hangars,
13 is that from the public water system --

14 MR. WUELLNER: Yes.

15 MR. BARRESI: -- or is that a private well?

16 MR. WUELLNER: They're -- it's hooked into
17 city water.

18 MR. BARRESI: Okay. Because we do have a
19 substantial sulphur smell at the --

20 MR. WUELLNER: I believe it's the city. It's
21 city water.

22 MR. BARRESI: At the city -- I mean, at
23 SAAPA's, you know, club room.

24 MR. WUELLNER: I -- we may have some
25 irrigation over there, also, but it's city water.

1 MR. BARRESI: Okay. Well, it's -- I mean, the
2 water itself coming out of the tap does have --

3 MR. WUELLNER: Is city water, yeah.

4 MR. BARRESI: Okay. Well, who -- who would we
5 talk to about that water, the quality of that
6 water?

7 MR. WUELLNER: City of St. Augustine, if
8 there's an issue with the city water. We can
9 liaison for that, but it's their water source. I
10 don't -- we can call the city for you, but I don't
11 know how -- what that'll do.

12 MR. BARRESI: Well, perhaps they'll come down
13 and take a sample and see why the water does have
14 an odor to it.

15 MR. HARVEY: They do that monthly.

16 MR. WUELLNER: They what now?

17 MR. HARVEY: They sample monthly.

18 MR. WUELLNER: They sample monthly already
19 down here.

20 MR. BARRESI: Okay. All right. Well, we'll
21 look into it further.

22 MR. WUELLNER: Okay.

23 CHAIRMAN GREEN: Thank you, Mr. Barresi.

24 MR. BARRESI: Okay.

25 MR. WUELLNER: And those are -- those are

1 things -- sort of for the record, those are things
2 you can call our office directly on; you don't need
3 to do Airport Authority time for.

4 CHAIRMAN GREEN: I didn't see anybody from
5 Northrop.

6 So, are you doing Tammy's, Ed?

7 MR. WUELLNER: I can.

8 CHAIRMAN GREEN: It's on the -- I know you
9 gave us documentation of the air traffic.

10 MR. WUELLNER: Yeah, I -- I can tell you that
11 the month of July numbers last -- and even August,
12 I saw August the other day, they're still in the
13 7,000s, between 7,000 and 8,000 for both months
14 July and August, so we're now 30, 40 percent
15 probably. Most of it's flight school-related, as
16 you might expect.

17 CHAIRMAN GREEN: Okay. Thank you.

18 Anything from counsel?

19 MR. WHITEHOUSE: No.

20 RESOLUTION 2020-03

21 CHAIRMAN GREEN: Okay. All right. Then the
22 first agenda item is the Resolution 2020-03.

23 MR. WUELLNER: Yeah. 2020-03 is the design
24 and construction of the east terminal access room.
25 This is -- despite the scripter, is actually the

1 rework of the GA terminal and airline terminal
2 access and parking area in the -- in the vicinity
3 on U.S. 1 there.

4 This is -- we took some design money last
5 year -- is this mine doing that? We took some
6 design money last year. This year is the first
7 phase of construction money. We're not really
8 budgeting to spend this money, but just simply get
9 it under JPA this year. What is that?

10 Anyway, there's an additional amount of money,
11 another half million dollars, available this time
12 next year, which is approximately the time we
13 anticipate going to construction on this, will be
14 next fiscal year's budget, not this current year.
15 So this is simply tying it up from a JPA or a, what
16 do they call it now, public transportation grant,
17 point of view.

18 There's no expenditures. When you get into
19 the budget, you'll notice there's no matching
20 project for this coming year beyond a little bit of
21 design.

22 So, we would recommend that the Authority
23 adopt Resolution 2020-03 and solidify the funding
24 source for this.

25 CHAIRMAN GREEN: Okay. Board comment?

1 MR. KIRA: None.

2 CHAIRMAN GREEN: I think let's grab it.

3 MR. KIRA: I recommend we approve

4 Resolution 2020-03.

5 CHAIRMAN GREEN: Okay. I need to open to --
6 Reba, do you want to comment?

7 MS. LUDLOW: No. Thank you, no comment.

8 CHAIRMAN GREEN: Okay. And, Len, did you have
9 any? Okay. That's the rest of public comment.
10 All right, then, back to board.

11 MR. KIRA: Move we accept -- move we accept
12 Resolution 2020-03.

13 MR. MIRGEAUX: Second.

14 CHAIRMAN GREEN: Second? Any further board
15 comment?

16 (None.)

17 CHAIRMAN GREEN: Hearing none, all in favor?

18 MR. KIRA: Aye.

19 MR. MIRGEAUX: Aye.

20 CHAIRMAN GREEN: Aye. Any opposed?

21 (None.)

22 CHAIRMAN GREEN: So, Resolution 2020-03 as
23 presented will be accepted.

24 MR. WUELLNER: Thank you.

25 RESOLUTION 2020-04

1 MR. WUELLNER: Okay. Next item I have is
2 again more money.

3 This is FDOT -- this is Resolution 2020-04.
4 This is for the design and construction of
5 Taxiway B pavement, lighting, and drainage. And
6 this is for Taxiway B between Bravo 2 and Runway 6.

7 This would have been -- for those of you that
8 go back far enough, this would have been -- the
9 original Taxiway B project is now up for
10 rehabilitation. So we'll start probably a series
11 over the next 10 or 15 years of slowly re --
12 repaving, if you will, the surface of those -- of
13 those taxiways.

14 This resolution only covers the FDOT portion.
15 So despite kind of how it's written here, you're
16 only approving the \$150,000 JPA with FDOT. Next
17 year about this time, probably about this time, you
18 will be getting the FAA portion of the money to do
19 this work.

20 So this is really a project for next fiscal
21 year, also. But this is one the grant money
22 appears. It gets confusing only because FDOT
23 fiscal year's are different than FAA fiscal years,
24 which are also different than our fiscal year. So
25 it -- they start blending years and it gets a

1 little confusing.

2 But in any case, this resolution covers just
3 the FDOT expenditure and -- and provides \$150,000
4 or an estimated 5 percent of the project for next
5 year, and we would recommend approval.

6 CHAIRMAN GREEN: Okay. Board discussion?

7 MR. KIRA: None.

8 MR. MIRGEAUX: So, we -- to be clear, this is
9 we're approving the Airport Authority's 5 percent
10 against the FDOT's 5 percent.

11 MR. WUELLNER: No. We are -- we are really
12 right now committing from a -- we're doing no
13 budget implications at this point other than the
14 resolution says as the project goes forward, we'll
15 put our share there. But it's not a project for
16 this current budget cycle; it would be for next
17 year's budget cycle.

18 MR. MIRGEAUX: Okay.

19 MR. WUELLNER: So you're just simply agreeing
20 that FDOT will provide \$150,000 to the project next
21 year.

22 MR. MIRGEAUX: Is there a --

23 CHAIRMAN GREEN: We're trying to secure the
24 FDOT --

25 MR. WUELLNER: Correct.

1 CHAIRMAN GREEN: -- funds, yeah.

2 MR. MIRGEAUX: So for the -- the Taxiway Bravo
3 project all together, how are -- this is just
4 lighting and drainage only.

5 MR. WUELLNER: No. It's a mill and overlay
6 project basically for the runway. So they -- or
7 the taxiway. I keep calling it the runway. The
8 taxiway. So they will come out, they will mill
9 approximately two inches of asphalt off and replace
10 that with new asphalt --

11 MR. MIRGEAUX: Okay.

12 MR. WUELLNER: -- as well as any lighting
13 upgrades or any drainage improvements that might
14 need to be made incidental to that.

15 MR. MIRGEAUX: And then obviously a fresh coat
16 of paint on top of that?

17 MR. WUELLNER: Yeah, of course.

18 MR. MIRGEAUX: Okay. The reason I ask is
19 because the lines are getting a little faded.

20 MR. WUELLNER: Then I can tell you've not been
21 out there in the last few weeks, because most of
22 it's been redone.

23 MR. MIRGEAUX: Oh, I see. Okay.

24 MR. WUELLNER: A great deal of it's been done.
25 As a result of closing out the apron, we had quite

1 a bit of pavement marking money in that grant to
2 get a lot of that done, so --

3 MR. MIRGEAUX: Yeah, it's been --

4 MR. WUELLNER: -- seeing some big
5 improvements.

6 MR. MIRGEAUX: It's been a couple of months,
7 but yeah, you right. Okay. Thanks.

8 CHAIRMAN GREEN: Okay. Public discussion?
9 Reba?

10 MS. LUDLOW: No.

11 CHAIRMAN GREEN: Okay. That's the only other
12 one I had. All right. Back to board. Entertain a
13 motion.

14 MR. KIRA: Move we accept Resolution 2020-04.

15 MR. MIRGEAUX: Second.

16 CHAIRMAN GREEN: Any further board discussion?

17 (None.)

18 CHAIRMAN GREEN: All in favor?

19 MR. KIRA: Aye.

20 MR. MIRGEAUX: Aye.

21 CHAIRMAN GREEN: Aye. Any opposed?

22 (None.)

23 CHAIRMAN GREEN: Okay. 2024 -- 2020-04 is
24 accepted as presented.

25 MR. WUELLNER: Thank you.

1 CONDITION RELEASE OF RETAINAGE - HALIFAX

2 MR. WUELLNER: Next two items are similar in
3 nature.

4 The first one is the conditional release of
5 retainage for the apron project that I mentioned is
6 substantially complete at this point. Estimated
7 final retainage is at \$322,000.

8 Of course conditional means we're conditioned
9 upon receipt of all the appropriate closeout
10 documentation, and it allows that project to be
11 closed out with Florida DOT and the FAA and us
12 prior to release of that re -- actual release of
13 the funds to the contractor. But it allows that to
14 occur when it's the appropriate time. Your policy
15 requires this to occur, that is, you approve the
16 release of retainage.

17 CHAIRMAN GREEN: Is that the same thing with
18 the design and construct hangar?

19 MR. WUELLNER: It is. It's the exact thing.

20 CHAIRMAN GREEN: Okay.

21 MR. WUELLNER: It's just a different
22 contractor involved.

23 CHAIRMAN GREEN: So that would mean all
24 release of liens and --

25 MR. WUELLNER: Yeah. Oh, yeah, all that's got

1 to be in the file before a dollar ever leaves.

2 CHAIRMAN GREEN: Okay. What's the timing on
3 both of those; do you know?

4 MR. WUELLNER: I would expect that within the
5 next 30 days, the airline terminal one would be
6 released, considering they're at substantial
7 completion right now and have already had their
8 work looked over.

9 T-hangar, that one's got -- I wouldn't even
10 count on that amount of money because that's where
11 the liquidated damages would come out of that
12 number.

13 CHAIRMAN GREEN: Right.

14 MR. WUELLNER: So this is the contractual
15 retainage amount. The likely amount will be
16 significantly less than that.

17 CHAIRMAN GREEN: On hangars.

18 MR. WUELLNER: Yes, on the hangar project.

19 CHAIRMAN GREEN: All right. Any further board
20 discussion?

21 (None.)

22 CHAIRMAN GREEN: Hearing none. Reba?

23 MS. LUDLOW: No comment.

24 MR. WUELLNER: I'm a little unclear. Are you
25 combining them into one motion?

1 CHAIRMAN GREEN: No, we'll do it in two.

2 MR. WUELLNER: Okay.

3 CHAIRMAN GREEN: Yeah, we'll do it in two. I
4 was just asking just so we had an understanding.
5 They're basic -- basically the same thing --

6 MR. WUELLNER: They are.

7 CHAIRMAN GREEN: -- they're both retainage,
8 but there are two different items that need to be
9 discussed.

10 Okay. So hearing no public comment, back to
11 the airline terminal reconstruction project, the
12 retainage, entertain a motion.

13 MR. KIRA: I would move to accept the
14 conditional release of retainage for
15 Halifax Paving.

16 MR. MIRGEAUX: Second.

17 CHAIRMAN GREEN: Any further discussion?

18 (None.)

19 CHAIRMAN GREEN: Hearing none, okay, all in
20 favor of the motion?

21 MR. KIRA: Aye.

22 MR. MIRGEAUX: Aye.

23 CHAIRMAN GREEN: Aye. Any opposed?

24 (None.)

25 CHAIRMAN GREEN: No. So that would pass. And

1 then the second one we discussed is the hangar
2 rows.

3 CONDITION RELEASE OF RETAINAGE - DIMARE

4 MR. WUELLNER: Correct. This is B and C, and
5 the final retainage is approximately 373. As I
6 mentioned, it should be substantially less than
7 that. Right now it's about 50 -- I think \$56,000
8 less than that.

9 CHAIRMAN GREEN: Okay. Reba, any comment?

10 MS. LUDLOW: That went so fast, I'm still
11 trying to digest it. No -- no comment. I'll do it
12 afterwards.

13 CHAIRMAN GREEN: Okay. Board discussion --

14 MR. KIRA: None.

15 CHAIRMAN GREEN: -- anything further?

16 MR. MIRGEAUX: What's the timeline on it?

17 MR. WUELLNER: This one is -- they should be
18 at CO and substantial completion within ten days.

19 MR. MIRGEAUX: Okay.

20 CHAIRMAN GREEN: I would just ask that when we
21 make the motion, to allow the retainage, but caveat
22 it that obviously to look at the liquidated damages
23 provision --

24 MR. WUELLNER: Thank you.

25 CHAIRMAN GREEN: -- and make sure that that is

1 addressed before that amount of 373 goes.

2 MR. WUELLNER: Thank you.

3 MR. MIRGEAUX: Do we need to amend the motion?

4 CHAIRMAN GREEN: Well, there's no motion made
5 yet.

6 MR. WHITEHOUSE: No, we need to make a motion
7 still.

8 CHAIRMAN GREEN: So entertain a motion.

9 MR. MIRGEAUX: Yeah. Let me make sure I get
10 this right.

11 Okay. So, move to accept the final retainage
12 of 373 minus the approximately 50k that you assume
13 is -- we're going to come under, conditioned on
14 receipt of all pending liquidated damages to close
15 out. Is that good?

16 CHAIRMAN GREEN: Is there a second?

17 MR. KIRA: I second.

18 CHAIRMAN GREEN: Okay. I would like to amend
19 it a little bit, if it's okay, to accept the
20 retainage be released with the caveat that the --
21 whatever the liquidated damages amount that
22 prevails be subtracted.

23 So we don't know if it's 50,000, we don't know
24 if it's 90,000, we don't know if it's 20. But the
25 contract will dictate what that is.

1 MR. MIRGEAUX: Okay.

2 CHAIRMAN GREEN: So that would be my
3 suggestion for an amendment.

4 MR. MIRGEAUX: As amended, accepted.

5 CHAIRMAN GREEN: Is that okay?

6 MR. MIRGEAUX: That's okay.

7 CHAIRMAN GREEN: Okay. Does -- do you
8 understand that?

9 MR. WUELLNER: Yeah.

10 CHAIRMAN GREEN: Okay. All in favor?

11 MR. KIRA: Aye.

12 MR. MIRGEAUX: Aye.

13 CHAIRMAN GREEN: Aye. Opposed?

14 (None.)

15 CHAIRMAN GREEN: Okay.

16 PUBLIC COMMENT - GENERAL

17 CHAIRMAN GREEN: Okay. We're at public
18 comments.

19 MS. LUDLOW: Fast meeting.

20 CHAIRMAN GREEN: Reba, you had public comment?

21 MS. LUDLOW: No, not yet.

22 CHAIRMAN GREEN: Let me ask Mr. Tucker first.
23 He's always ready.

24 MS. LUDLOW: I'm not. I'm still on back on
25 the hangar -- between Hangar Rows B and C --

1 between Hangar Rows B and C.

2 MR. TUCKER: Len Tucker. I'm here to -- is
3 that on? I'm up here to at least try to get us
4 kick-started on another hangar row.

5 That Row A that came out of there, I think
6 when we initially were told they were going to pull
7 that hangar row down because it would have
8 substantial maintenance to it, I think the consent
9 or the feeling was that the other hangar would be
10 replaced right away.

11 So I don't think that was ever really
12 understood, at least not by a lot of people at that
13 meeting. And I feel like we really need to push on
14 this, because it took us ten years to get these
15 other hangars started. We need to be pushing for
16 funding from whatever source we can get for it as
17 soon as possible because we need hangars.

18 Thank you.

19 CHAIRMAN GREEN: Thank you. Reba, you're up.

20 MS. LUDLOW: Anybody else? Okay. I -- I'm
21 sorry I wasn't thinking as fast as you guys were
22 talking.

23 So I'm Reba at Serenata. And, Henry, yes, I
24 got a \$33,000 assessment per unit for the sand
25 renourishment and the seawall. But that's okay,

1 I'm happy to get it, believe me.

2 I -- I need some clarification on flight
3 school office. What's going to be between Hangar
4 Rows B and C? I don't understand what -- is there
5 any room? Construct --

6 MR. WUELLNER: I'm not sure --

7 MS. LUDLOW: Construct hangars and flight
8 school office.

9 MR. WUELLNER: Oh, it's the -- it was the DOT
10 original project description in the grant. There
11 is nothing going between B and C.

12 MS. LUDLOW: Oh. So that was a grant? They
13 were --

14 MR. WUELLNER: The grant -- this was part of
15 what could have been funded in that grant. What
16 ultimately was funded was T-hangar Rows B and C.
17 So at this point, the flight school office has --
18 was not funded, nor was it pursued.

19 MS. LUDLOW: Okay. And --

20 MR. WUELLNER: And it would not go between B
21 and C either way.

22 MS. LUDLOW: And that was your decision? Who
23 made that decision?

24 MR. WUELLNER: The budget made the decision in
25 the fact that B and C costs -- cost what it did

1 relative to the grant funds available.

2 MS. LUDLOW: Okay. Gosh, it just looks like a
3 lot of money's going out here.

4 And you're saying on Taxiway B lighting and
5 drainage, FDOT \$150,000, FAA next September 2021
6 for 2 million 7. So will anything happen before
7 next September '21?

8 MR. WUELLNER: On Taxiway Bravo, no
9 construction there.

10 MS. LUDLOW: Bravo lighting and drainage.

11 MR. WUELLNER: Correct.

12 MS. LUDLOW: Nothing will happen until next
13 September.

14 MR. WUELLNER: Correct. Actually, it probably
15 won't even -- work won't start until after October
16 next year.

17 MS. LUDLOW: Why are we doing this now?

18 MR. WUELLNER: Because that's the FDOT funding
19 cycle for their share.

20 MS. LUDLOW: Oh, the end -- I'm sorry. I got
21 it. I'm slow today.

22 Okay. Well, that's a lot of money, so it got
23 my attention.

24 MR. WUELLNER: Yeah.

25 MS. LUDLOW: Okay.

1 MR. WUELLNER: It should.

2 MS. LUDLOW: Okay. No, I think that's all.

3 Thank you.

4 CHAIRMAN GREEN: Okay. All right. I have no
5 more public comment, so Mr. Kira, board comments?

6 AUTHORITY MEMBER COMMENTS & REPORTS

7 MR. KIRA: Okay. We're talking about -- I --
8 the last meeting of the Transportation Planning
9 Organization I attended, my summary to them was
10 describing our -- basically telling them about the
11 fact that we're down 20, 30 percent on operations.
12 Not much, but I did find out that the Jacksonville
13 airport's down 70 percent --

14 CHAIRMAN GREEN: Uh-huh.

15 MR. KIRA: -- over all. Talked about that and
16 also the fact that we -- during our budget
17 discussions, we are again having zero millage
18 against the tax roll. So that was the way I ended.
19 That was it. Thank you.

20 CHAIRMAN GREEN: Okay. Thank you.

21 Mr. Mirgeaux?

22 MR. MIRGEAUX: No updates.

23 CHAIRMAN GREEN: Yeah, with the school system.

24 MR. MIRGEAUX: Yeah, it's -- so, our next
25 meeting is the 14th; is that right?

1 CHAIRMAN GREEN: The next budget.

2 MR. MIRGEAUX: Yeah. My plan is to have some
3 slots for a speaker series for board members and
4 for the attendees for the meeting, if they're
5 interested to attend.

6 But at this point, there's no reply since a
7 lot of -- there's a lot of good things going on
8 when -- in the schools and I think they're really
9 doing their -- their honest best to --

10 CHAIRMAN GREEN: Right.

11 MR. MIRGEAUX: -- do the best with a bad
12 situation, so...

13 CHAIRMAN GREEN: And this is their first week
14 of --

15 MR. MIRGEAUX: This is --

16 CHAIRMAN GREEN: -- brick and mortar.

17 MR. MIRGEAUX: This is the last day of the
18 first week, that's right.

19 CHAIRMAN GREEN: I don't have anything either,
20 other than we do have our other public hearing
21 September 14th at 5:01 and our next proposed board
22 meeting is October 19th. Okay. Having nothing
23 else, we'll adjourn until 5:01.

24 (Meeting adjourned at 4:38 p.m.)

25

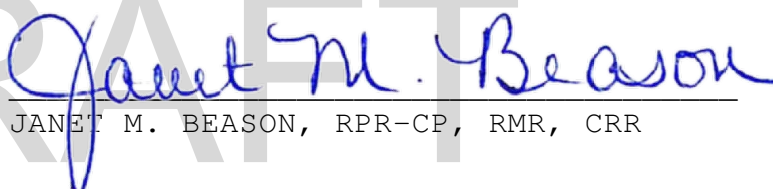
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REPORTER'S COURT CERTIFICATE

STATE OF FLORIDA)
COUNTY OF ST. JOHNS)

I, JANET M. BEASON, RPR-CP, RMR, CRR, certify that I was authorized to and did stenographically report the foregoing proceedings and that the transcript is a true record of my stenographic notes.

Dated this 8th day of September, 2020.



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

<p>CHAIRMAN GREEN: [89] COMMISSIONER DEAN: [7] 13/5 13/8 13/11 19/25 20/3 20/6 20/9 MR. BARRESI: [14] 20/15 20/22 21/1 21/4 21/9 21/11 21/15 21/18 21/22 22/1 22/4 22/12 22/20 22/24 MR. BEYERS: [1] 20/13 MR. HARVEY: [4] 13/7 13/9 22/15 22/17 MR. KIRA: [25] 3/10 3/12 3/19 3/21 4/4 7/13 7/24 8/22 9/1 9/17 9/21 25/1 25/3 25/11 25/18 27/7 29/14 29/19 32/13 32/21 33/14 34/17 35/11 39/7 39/15 MR. MIRGEAUX: [42] MR. TUCKER: [1] 36/2 MR. WHITEHOUSE: [4] 12/22 12/25 23/19 34/6 MR. WUELLNER: [80] MS. LUDLOW: [19] 25/7 29/10 31/23 33/10 35/19 35/21 35/24 36/20 37/7 37/12 37/19 37/22 38/2 38/10 38/12 38/17 38/20 38/25 39/2</p>	<p>15 [2] 10/23 26/11 1510 [1] 1/23 16 [1] 19/9 19 [1] 13/19 19th [1] 40/22 2 20 [2] 34/24 39/11 200 [2] 19/14 19/19 2020 [2] 1/6 41/10 2020-03 [4] 2/9 23/20 23/23 24/23 2020-04 [3] 2/9 25/25 29/23 2021 [1] 38/5 2024 [1] 29/23 23 [1] 2/9 26 [1] 2/9 3 30 [4] 2/10 4/23 23/14 31/5 30 percent [2] 4/19 39/11 30,000 [1] 10/7 32080 [1] 1/17 32084 [1] 1/24 33 [1] 2/10 35 [2] 2/11 18/15 373 [3] 33/5 34/1 34/12 39 [1] 2/12 4 40 [2] 2/13 10/2 40 percent [2] 4/21 23/14 41 [1] 2/14 45 [1] 17/14 45,000 [1] 10/3 4730 [1] 1/4 4:00 [1] 1/7 4:38 [2] 1/7 40/24 5 5 percent [3] 27/4 27/9 27/10 50 [1] 33/7 50,000 [1] 34/23 50-year [1] 15/12 50k [1] 34/12 5:01 [2] 40/21 40/23 6 60-foot [1] 16/22 7 7,000 [1] 23/13 7,000s [1] 23/13 70 percent [1] 39/13 78 [2] 6/19 7/3 7:00 [1] 20/9 7th [1] 13/18 8 8,000 [1] 23/13 80 [1] 10/3</p>	<p>825-0570 [1] 1/24 8th [2] 14/15 41/10 9 90,000 [2] 10/3 34/24 904 [1] 1/24 A A.A.E [1] 1/18 ability [1] 5/1 able [3] 3/8 4/11 7/6 about [22] 4/11 4/21 6/19 7/4 10/10 13/21 14/3 14/18 14/21 15/9 16/7 16/20 16/22 17/1 19/14 22/5 26/17 26/17 33/7 39/7 39/10 39/15 ABSENT [1] 1/12 accept [9] 3/18 3/19 4/5 25/11 25/11 29/14 32/13 34/11 34/19 ACCEPTANCE [1] 3/5 accepted [3] 25/23 29/24 35/4 accepting [1] 6/18 access [2] 23/24 24/2 accordingly [1] 7/15 acquired [1] 6/24 acre [1] 7/1 acres [2] 6/19 7/3 action [1] 19/16 activities [1] 4/13 activity [1] 19/5 actual [2] 18/8 30/12 actually [5] 12/13 15/4 16/16 23/25 38/14 ad [2] 16/5 17/18 ad valorem [2] 16/5 17/18 add [1] 19/14 addition [2] 13/20 14/4 additional [3] 18/15 19/19 24/10 address [1] 5/23 addressed [1] 34/1 adjourn [2] 4/1 40/23 adjourned [1] 40/24 ADJOURNMENT [1] 2/13 adopt [1] 24/23 adopting [1] 17/23 advantage [1] 5/1 affect [1] 9/10 after [3] 10/9 17/9 38/15 afternoon [1] 20/15 afterwards [1] 33/12 again [4] 5/5 11/15 26/2 39/17 against [2] 27/10 39/18 agenda [9] 2/5 3/22 3/23 3/24 4/3 11/8 12/5 12/6 23/22 ago [5] 11/10 11/11 13/22 14/21 20/24</p>	<p>agreeing [1] 27/19 ahead [2] 6/8 15/6 air [1] 23/9 airline [4] 5/19 24/1 31/5 32/11 AIRPORT [5] 1/1 1/17 7/11 23/3 27/9 Airport Authority [2] 7/11 23/3 airport's [1] 39/13 all [27] 3/14 4/15 7/19 9/24 10/9 12/14 13/2 16/24 17/7 19/22 22/20 23/21 25/10 25/17 28/3 29/12 29/18 30/9 30/23 30/25 31/19 32/19 34/14 35/10 39/2 39/4 39/15 All right [6] 13/2 22/20 23/21 25/10 31/19 39/4 ALLEGIANCE [2] 2/3 3/4 allow [1] 33/21 allowed [1] 8/15 allows [2] 30/10 30/13 already [4] 4/12 4/16 22/18 31/7 also [10] 1/15 8/18 16/10 19/4 19/7 19/8 21/25 26/21 26/24 39/16 always [2] 7/20 35/23 Amazon [1] 19/5 amend [2] 34/3 34/18 amended [1] 35/4 amendment [1] 35/3 amount [8] 5/22 18/23 24/10 31/10 31/15 31/15 34/1 34/21 announced [1] 19/6 another [5] 16/25 17/1 17/3 24/11 36/4 anticipate [1] 24/13 any [22] 3/9 4/2 9/11 12/19 13/13 15/13 15/13 16/6 19/21 25/9 25/14 25/20 27/2 28/12 28/13 29/16 29/21 31/19 32/17 32/23 33/9 37/5 anybody [2] 23/4 36/20 anything [5] 11/17 23/18 33/15 38/6 40/19 Anyway [2] 9/24 24/10 appears [1] 26/22 appropriate [3] 3/13 30/9 30/14 approval [4] 2/5 3/22 3/23 27/5 approve [3] 4/4 25/3 30/15 approved [2] 16/13 17/13 approving [2] 26/16 27/9</p>	<p>approximately [4] 24/12 28/9 33/5 34/12 April [1] 5/18 apron [6] 5/24 11/14 12/9 12/10 28/25 30/5 are [37] 5/20 6/9 7/13 7/21 8/3 8/15 9/11 10/1 11/15 12/12 12/17 12/19 12/20 13/12 16/3 17/22 18/7 19/20 19/21 19/23 20/1 22/25 22/25 23/1 23/6 26/23 26/24 27/11 27/11 28/3 28/19 30/2 31/24 32/6 32/8 38/17 39/17 area [1] 24/2 areas [1] 9/12 Army [1] 17/6 around [5] 4/19 10/6 19/12 19/23 20/1 as [33] 3/20 3/21 3/25 3/25 4/5 5/12 5/12 9/4 9/9 10/3 14/8 14/20 14/21 15/4 15/4 15/24 15/24 17/22 19/3 19/3 23/15 25/22 27/14 28/12 28/12 28/25 29/24 33/5 35/4 36/16 36/17 36/21 36/21 ask [3] 28/18 33/20 35/22 asked [1] 18/14 asking [1] 32/4 asphalt [3] 5/22 28/9 28/10 assessment [2] 16/14 36/24 assume [1] 34/12 atrophied [1] 13/24 attend [1] 40/5 attended [1] 39/9 attendees [1] 40/4 attention [1] 38/23 Attorney [1] 1/17 atypical [1] 5/24 August [4] 19/18 23/11 23/12 23/14 AUGUSTINE [7] 1/1 1/5 1/17 1/23 1/24 19/8 22/7 AUTHORITY [7] 1/1 1/17 2/12 7/11 23/3 24/22 39/6 Authority's [1] 27/9 authorized [1] 41/7 available [3] 5/4 24/11 38/1 aware [1] 6/17 away [2] 17/5 36/10 Aye [12] 25/18 25/19 25/20 29/19 29/20 29/21 32/21 32/22 32/23 35/11 35/12 35/13</p>
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<p>V</p> <p>values [2] 17/17 18/24 Vedra [2] 14/11 14/23 very [7] 6/1 6/25 7/1 7/9 13/14 14/17 17/24 vicinity [1] 24/2 view [1] 24/17 Vilano [5] 14/10 14/22 15/8 16/9 16/21 Villas [1] 16/11 Vinny [1] 20/12 volume [1] 7/1 voted [2] 16/2 16/13</p> <hr/> <p>W</p> <p>waiting [2] 4/14 4/18 Waldron [1] 13/15 want [4] 6/17 12/2 14/6 25/6 wanted [1] 20/4 wanting [1] 4/24 was [30] 3/13 8/21 10/3 11/17 11/18 13/17 13/21 15/1 15/15 15/24 15/24 16/13 16/24 21/5 21/5 32/4 36/9 36/11 37/9 37/12 37/14 37/16 37/16 37/18 37/18 37/22 39/9 39/18 39/19 41/7 washed [1] 17/5 wasn't [2] 13/16 36/21 water [12] 21/12 21/13 21/17 21/21 21/25 22/2 22/3 22/5 22/6 22/8 22/9 22/13 way [5] 1/4 15/15 18/16 37/21 39/18 we [86] we'll [14] 3/17 4/5 5/3 5/25 6/14 6/17 9/25 17/22 22/20 26/10 27/14 32/1 32/3 40/23 we're [21] 4/11 4/13 4/18 5/7 5/7 6/8 10/9 10/25 14/3 18/12 18/17 23/14 24/7 27/9 27/12 27/23 30/8 34/13 35/17 39/7 39/11 We've [2] 4/25 9/5 week [3] 13/21 40/13 40/18 weeks [1] 28/21 well [14] 5/6 7/9 10/14 11/4 17/12 19/3 21/15 22/1 22/4 22/12 22/20 28/12 34/4 38/22 went [2] 18/24 33/10 were [11] 3/7 6/23 14/20 14/21 16/11 17/12 18/22 36/6 36/6 36/21 37/13 west [1] 6/20 what [16] 7/4 8/21 10/1 10/4 10/16 10/22 11/10</p>	<p>22/11 22/16 24/9 24/15 34/25 37/4 37/15 37/15 37/25 what's [8] 6/22 9/15 10/12 13/23 19/10 31/2 33/16 37/3 whatever [3] 8/5 34/21 36/16 when [9] 7/14 11/5 13/18 14/25 24/18 30/14 33/20 36/6 40/8 where [14] 7/22 8/11 10/20 12/8 16/17 16/23 18/13 18/15 18/19 18/24 18/25 19/9 19/11 31/10 whether [1] 8/4 which [9] 4/20 5/23 6/2 10/16 10/22 10/24 15/7 24/12 26/24 while [2] 11/11 20/24 WHITEHOUSE [2] 1/16 8/9 who [6] 4/16 4/17 14/6 22/4 22/4 37/22 why [4] 12/23 15/10 22/13 38/17 wide [1] 16/22 will [35] 4/1 4/2 4/22 5/2 7/6 7/10 7/19 7/20 7/21 8/14 9/25 10/10 10/25 14/1 14/13 16/17 16/19 17/18 17/19 17/23 19/11 19/12 20/9 20/24 24/13 25/23 26/12 26/18 27/20 28/8 28/8 31/15 34/25 38/6 38/12 willing [1] 14/3 wish [1] 4/17 within [3] 17/14 31/4 33/18 without [1] 9/6 won't [3] 20/10 38/15 38/15 wondered [1] 17/10 wonderful [3] 14/4 15/11 17/16 work [4] 18/8 26/19 31/8 38/15 worrying [1] 10/10 would [21] 6/20 7/4 8/12 22/4 24/22 26/7 26/8 27/5 27/16 30/23 31/4 31/5 31/11 32/13 32/25 33/20 34/18 35/2 36/7 36/9 37/20 wouldn't [2] 7/16 31/9 wrapping [1] 5/21 wraps [1] 5/6 written [1] 26/15 wrong [1] 13/23 WUELLNER [2] 1/18 4/6</p>	<p>Y</p> <p>yeah [25] 7/18 9/2 9/7 9/19 9/22 13/1 13/11 20/23 21/3 22/3 23/10 23/23 28/1 28/17 29/3 29/7 30/25 30/25 32/3 34/9 35/9 38/24 39/23 39/24 40/2 year [17] 11/10 15/12 18/12 18/21 24/5 24/6 24/6 24/9 24/12 24/14 24/20 26/17 26/21 26/24 27/5 27/21 38/16 year's [5] 17/25 18/2 24/14 26/23 27/17 years [10] 8/1 10/15 10/23 11/10 14/9 14/21 26/11 26/23 26/25 36/14 yes [7] 7/18 12/21 12/25 20/22 21/14 31/18 36/23 yet [2] 34/5 35/21 yield [1] 7/3 you [64] you'll [2] 18/4 24/19 you're [4] 26/15 27/19 36/19 38/4 you've [1] 28/20 your [2] 30/14 37/22</p> <hr/> <p>Z</p> <p>zero [1] 39/17</p>		
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