

ST. AUGUSTINE - ST. JOHNS COUNTY AIRPORT AUTHORITY

Regular Meeting

held in The Conference Center, Meeting Room A

4730 Casa Cola Way

St. Augustine, Florida

on Monday, May 7, 2018

from 4:00 p.m. to 5:09 p.m.

* * * * *

BOARD MEMBERS PRESENT:

- SUZANNE GREEN, Chairman
- RANDY BRUNSON
- BRUCE MAGUIRE
- STEVE KIRA
- VICTOR RAYMOS

* * * * *

ALSO PRESENT:

DOUGLAS N. BURNETT, Esquire, St. Johns Law Group,
104 Sea Grove Main St., St. Augustine, FL, 32080,
Attorney for Airport Authority.

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 GREEN: Let's call the meeting to
3 order. Please stand for the pledge.

4 (Pledge of Allegiance.)

5 MEETING MINUTES & FINANCIAL REPORT ACCEPTANCE

6 CHAIRMAN GREEN: Okay. We were all given a
7 copy of the meeting minutes of last meeting. I
8 apologize for not attending. I was in Duval County
9 in court and I could not get here in time. I won't
10 tell the name of the judge, but it's okay. I did
11 read the meetings (sic). Interesting, Mr. Maguire.

12 So, do I have any exceptions or additions to
13 the meet -- the minutes from the last meeting?

14 (None.)

15 MR. BRUNSON: I can't hear you.

16 CHAIRMAN GREEN: The minutes, approval of the
17 minutes.

18 MR. BRUNSON: I have no -- nothing.

19 CHAIRMAN GREEN: Okay. Hearing nothing, then
20 the minutes as presented will be approved. And now
21 financial report, Mr. Maguire?

22 MR. MAGUIRE: No comment.

23 CHAIRMAN GREEN: No addition -- no exceptions
24 or anything? Anybody else?

25 MR. KIRA: No.

1 CHAIRMAN GREEN: Okay. Then we'll accept the
2 financial report.

3 AGENDA APPROVAL

4 CHAIRMAN GREEN: We have our agenda that was
5 sent to us, too. Without hearing anything, the
6 agenda will be accepted for today.

7 MR. MAGUIRE: Do we have to approve and make a
8 motion?

9 CHAIRMAN GREEN: Not a motion. Just if you
10 say yes --

11 MR. MAGUIRE: Yes approve? Yes.

12 CHAIRMAN GREEN: Approve it? Okay. All
13 right. That agenda is approved. So, Mr. Director,
14 we will go to your reports.

15 EXECUTIVE DIRECTOR'S REPORT

16 MR. WUELLNER: Yes, ma'am. Just a quick
17 operational update. I know that Tammy will not be
18 here today, so I'm not going to be stepping on her
19 toes.

20 Air traffic volume for the month of April was
21 13,585. For the record, that's about the fifth
22 highest month we've had since the tower's been
23 open. It brings the operational total for the
24 calendar year to 51,002 operations.

25 That puts it right now at the second highest

1 level at -- at this point for any calendar year
2 since the tower's been open. And it's now, what,
3 16 years, something to that effect. So, strong
4 operational volumes at this point.

5 Self-fuel is at 19,420 gallons last month,
6 Jet A at 110,000, and hundred low lead at the FBO
7 about 80 -- just under 82,000 -- 8,200 gallons.

8 One item to note -- or a couple actually.
9 One, we did Family Fun Day last month. It looked
10 to be a huge success. Approximately 200 people
11 here for that event. Plenty of static aircraft.
12 Thanks go out to SAAPA and all those who put in the
13 effort to make that go well. Very much appreciated
14 and always shows off the -- the good side of the
15 airport.

16 The last item just to call your attention to,
17 we've had some preliminary contact from another air
18 carrier, small scale stuff, but potentially flying
19 some regional jets to a couple of places. When I
20 know more, I'll let you know, but it's far from --
21 it's far from something that's ready to go at this
22 point.

23 And unless you have questions for me, we're --
24 we have, you know, a number of projects in the
25 works, as you're aware of. The apron design

1 project is due to be submitted to FAA within about
2 10 days.

3 We have an update for you sort of as a part of
4 the regular agenda relative to the T-hangar project
5 and also for the master plan. So that would be
6 your ongoing projects at this point. That's it.

7 BUSINESS PARTNER UPDATES

8 CHAIRMAN GREEN: Okay. All right. Business
9 partner updates. Commissioner Dean, hi.

10 COMMISSIONER DEAN: Hi -- whoops. Knock the
11 mic over. Good afternoon. I just wanted to
12 mention a couple of things and then answer any
13 questions you may have.

14 St. Johns County appears to continue to grow
15 at a rather healthy pace. Just as an example, last
16 month we had 431 individual residential building
17 permits issued. That was about a hundred more than
18 April of 2017, about twice as many as Duval County,
19 and it appears that we just continue to grow by
20 leaps and bounds almost.

21 I will tell you this, that from a fiscal
22 standpoint, I think I mentioned this before, we're
23 looking at some challenges over the foreseeable
24 future. I will give you a four- to five-year
25 window.

1 This year, actually we're going to hold our
2 own I think as a county in the sense that in
3 talking with the Property Appraiser, he's indicated
4 to me it looks like property values or assessed
5 valuations which will be released in June will go
6 up about -- about 5 percent county wide. That's
7 probably going from \$25 billion to \$26.5 billion,
8 for those who are following the numbers.

9 But then this fall on the ballot will be a
10 referendum on the statewide ballot to approve an
11 additional \$25,000 homestead exemption for those
12 who take advantage of homestead exemption on their
13 residential property.

14 And that's going to have -- when that takes
15 effect in 2020, our fiscal year 2020 as a county,
16 and I'm assuming it's going to pass, that will have
17 a \$10 to \$11 million a year immediate impact, an
18 adverse impact, on our county general revenue fund.

19 And in addition to that, we're facing still --
20 I won't go into a long detailed account, but let me
21 just mention this. I've been pretty actively
22 involved working with the staff -- because of my
23 previous life, I know a little bit about beach
24 permitting and restoration, and I've been working
25 with staff, and we're facing major hurdles in

1 getting the -- the beachfront restored from Vilano
2 up to Ponte Vedra.

3 And it -- there are a lot of moving parts, but
4 we're looking at state money, federal money,
5 whether to create an individual MSTU for that
6 portion Vilano -- from Vilano up to South
7 Ponte Vedra, waiting on survey responses back from
8 homeowners. But there are a lot of moving parts.

9 We're also waiting to hear from the Army Corps
10 of Engineers whether we will be the recipient of
11 any funds that may be included in the supplemental
12 appropriation Congress passed in January in
13 response to Harvey, Irma, Maria, and the California
14 wildfires.

15 So we've got a lot of moving parts, but at the
16 end of the day, it's going to be inexpensive on our
17 part to deal with critical beach erosion which has
18 occurred based primarily on the two hurricanes.

19 We also -- I'm sure everyone followed the
20 school safety legislation which passed during the
21 session. In fact, we have a joint workshop with
22 the school board tentatively scheduled for June 6th
23 to discuss how that will be handled with respect
24 to -- there are three different alternatives in
25 that legislation to deal with school safety, you

1 know. And they varying -- they vary in most
2 probably effectiveness and expense. But we're
3 going to be having that workshop probably on
4 June 6th. That's the tentative date.

5 Those are some of the things that we're
6 involved in at the county level. And, again, I'll
7 be happy to try to answer any questions involving
8 that or anything else. Yeah, Vic?

9 MR. RAYMOS: The county budget planning
10 session, that's tomorrow, May the 8th, at the
11 county building?

12 COMMISSIONER DEAN: No. The budget -- the
13 budget workshops, they're -- I think they're the
14 12th and 13th.

15 CHAIRMAN GREEN: Uh-huh.

16 MR. RAYMOS: 12th and 13th?

17 COMMISSIONER DEAN: Let me -- well, I'll get
18 back to you. I'll get back to everyone. I don't
19 want to take time to look it up. I can do that in
20 a minute and then I'll -- I'll tell you. It's not
21 the 8th.

22 CHAIRMAN GREEN: Yeah.

23 MR. RAYMOS: If the -- so that -- if
24 somebody's interested in the finances and the
25 administrative costs, that would be a good session

1 to go to.

2 COMMISSIONER DEAN: Yeah, they're -- this
3 year, they're -- we're having two days of workshops
4 at the county facility.

5 I think it's in the Health and Human Services
6 building as opposed to the admin building, and
7 I'll -- I'll give -- I'll get you the date. I just
8 don't want to take up your time to look it up.
9 I'll look it up right now and interrupt your
10 meeting and tell you. Anything else?

11 MR. RAYMOS: Thank you.

12 COMMISSIONER DEAN: Yeah, Bruce?

13 MR. KIRA: I do.

14 COMMISSIONER DEAN: Oh, I'm sorry.

15 MR. MAGUIRE: Go ahead, Steve.

16 MR. KIRA: You mentioned the fact that there's
17 going to be a \$25,000 income or exemption -- extra
18 \$25,000 homestead exemption.

19 COMMISSIONER DEAN: Right.

20 MR. KIRA: Okay. Now, but with the increase
21 of property values by 5 -- 5 percent, wouldn't that
22 be a wash?

23 COMMISSIONER DEAN: No, no. Let me tell you
24 why. Because under the Save Our Homes law,
25 assessments can only increase on homestead property

1 3 percent a year max. So it won't be a wash.

2 MR. KIRA: Okay. Even though property values
3 went up by 5 percent, that doesn't affect --

4 COMMISSIONER DEAN: They're capped as far
5 as --

6 MR. KIRA: It's capped at 3.

7 COMMISSIONER DEAN: -- assessed value, they're
8 are capped at 3. That capped about 25 years ago
9 under what's known as the Save Our Homes
10 referendum.

11 So, between the legislative tax reform and
12 constitutional amendments, the county has been
13 squeezed more and more as to what funds are
14 available -- which, by the way, is the primary
15 reason that I as one commissioner have tried to
16 push as hard as I can for business and commercial
17 development, because that's capped at 10 percent.

18 If they bring in more money, they have less
19 impact obviously on things like schools. And we
20 recently, by the way, just took action to eliminate
21 concurrency for non-residential development and
22 also to reduce the proposed increase on
23 non-residential impact fees.

24 MR. KIRA: Thank you.

25 CHAIRMAN GREEN: Bruce?

1 MR. MAGUIRE: Are you going to sit around for
2 the whole meeting today?

3 COMMISSIONER DEAN: Not necessarily the whole
4 meeting. It depends on how long you go. I was
5 going to stay, though, for longer than my usual
6 three minutes.

7 MR. MAGUIRE: Are you going to stay through
8 the Oak.

9 CHAIRMAN GREEN: Tree?

10 MR. MAGUIRE: -- Tree --

11 COMMISSIONER DEAN: Yeah.

12 MR. MAGUIRE: -- discussion?

13 COMMISSIONER DEAN: Yes, yes.

14 MR. MAGUIRE: Good.

15 CHAIRMAN GREEN: Thank you. That was my
16 question to see, because it's next on our agenda.

17 COMMISSIONER DEAN: My wife is home, so I
18 don't have any dog duty to rush home to. Once
19 before, she was out of town and I had three dogs at
20 home that needed my attention, but that's not the
21 case today.

22 MR. MAGUIRE: Okay.

23 CHAIRMAN GREEN: Okay. Thank you, Mr. Dean.
24 Atlantic Aviation?

25 MR. WUELLNER: They are probably busy.

1 CHAIRMAN GREEN: Yeah. Mr. Hernandez, SAAPA?
2 Nothing? Northrop? Is anybody here from Northrop?

3 (None.)

4 CHAIRMAN GREEN: And Tammy's not here, so
5 Mr. Burnett?

6 MR. BURNETT: Nothing to report. I'm going to
7 obviously handle the presentation on the Oak Tree,
8 though.

9 CHAIRMAN GREEN: Okay. All right. And that's
10 what we are up to, the Oak Tree development.

11 MR. BURNETT: Okay.

12 COMMISSIONER DEAN: Before you start, the 23rd
13 and 24th.

14 MR. RAYMOS: 23rd and 24th?

15 COMMISSIONER DEAN: Yeah.

16 MR. RAYMOS: Of May?

17 COMMISSIONER DEAN: Yeah.

18 MR. RAYMOS: Thank you.

19 OAK TREE DEVELOPMENT RESOLUTION

20 MR. BURNETT: Hopefully this is going to run.
21 We'll see. Yes, ma'am. There we go. You can let
22 it run. It should run. Maybe hit it once and it
23 will run.

24 You can see here just a generalized location
25 map. You'll see -- hit it one more time. Oh,

1 there we go. U.S. 1 coming in from the north.
2 Gun Club Road coming across. And then you see the
3 actual project location here in relation to the
4 airport.

5 I want to show you a few maps from the county
6 system related to the project. If you would go
7 forward, Cindy. Just an aerial locate. You see
8 the project.

9 Okay. Here's the county's future land use
10 map. What this shows is this is all
11 Airport District in yellow. You've got
12 Conservation, which is part of the Guana coming
13 down. You've got Residential B on the project
14 location next to it and to the north of it which
15 allows two units an acre up to a maximum. And then
16 the purple is Mixed Use, which allows a little bit
17 of everything. It's probably the closest thing to
18 Airport District that the county has. It allows
19 industrial, commercial, you name it. If you would
20 go forward.

21 Again, there's the Oak Tree project boundary.
22 One more. Okay. Zoning map, if you click that,
23 you'll see -- we'll see the project location.
24 Obviously from zoning most everything is
25 Airport District or it's OR immediately next to it.

1 Again, Gun Club Road immediately to the south in
2 between the airport and the project. Click forward
3 one more time. And the next.

4 Okay. Airport Overlay District, you can see
5 that's the area that's within the Airport Overlay.
6 Everything that's within that Airport Overlay,
7 whether it's got airport zoning or not, whether the
8 airport owns it or not, if someone tries to develop
9 it, the airport gets notice of it. This is the
10 first time we've had something of this magnitude
11 adjacent to the airport that's outside of the
12 overlay district. One more.

13 There's one public been -- benefit to the
14 project that I could identify when I go through it
15 and read everything that's been submitted by the
16 applicant to the county. And their biggest thing
17 is they've got a substandard road on Gun Club Road.
18 It's 16 feet wide. It's a -- it's a coal mix.
19 It's not modern asphalt.

20 And so, the only real thing that I see in
21 there that -- I'm just putting it out there for you
22 to be fully informed and consider, what I think
23 they're offering to the county when they go through
24 this process is they're going to bring Gun Club
25 Road up to county standards at a 20-foot width.

1 That's the only thing that I really see in there.

2 This is their site plan. If you'll click one
3 more, you'll see. This is -- it -- the previous
4 picture is how it's oriented north. If I turn it,
5 though, to where you can actually see the site
6 plan, then you get a good idea of what's on there.
7 If you go one more.

8 You can see the area of open space in green.
9 The pink is their recreation. There's 63 lots, and
10 then there's one -- there's 62 lots internal, and
11 then there's one -- the 63rd lot is a 1.63 acre lot
12 sort of external to the project that would front
13 Gun Club Road. Just part of their design. But
14 there you can get an idea of what it looks like.
15 If you would.

16 The county and the staff report for
17 Planning and Zoning Agency did a compatibility
18 chart. The only thing that really stands out in
19 here to me, considering your actions at the
20 previous meeting, was maximum lot coverage.

21 They're asking for 65 percent lot coverage.
22 And they've also got their houses to where they
23 want them to be very close, so close together that
24 they're actually offering to fire sprinkle and put
25 fire sprinkler systems inside the structures

1 themselves, which is pretty unusual in the county.
2 It's not the normal thing. And they've got a
3 waiver in their request -- request -- requesting
4 that they put the homes closer together. Next
5 slide.

6 You can see this is the comparison chart that
7 just shows you compatibility of what they compared
8 it to. Obviously they compared it to projects
9 further away from the airport, further north of the
10 airport, not ones -- because there aren't ones
11 right there adjacent to the airport. It's really
12 the only one that butts up to the airport property.

13 If you go to the next slide. This is the
14 resolution that we prepared. And you'll see here
15 some of the highlighted important parts that's in
16 there.

17 The airport currently is conducting an update
18 to its master plan at an expense of \$900,000
19 through an FAA grant. The master plan was last
20 updated 10 years ago. And right now we're lacking
21 a complete update to the master plan, therefore,
22 the Authority is unable to fully understand the
23 long-range impact.

24 Obviously we've got Mr. Holesko here to
25 present on a late -- later item today and you've

1 got an agenda for what's coming up on the
2 master plan update in June a meeting and other
3 things yet to come still.

4 So, comprehensive plan policy of the county
5 provides that the county shall review updates to
6 the airport master plan and amend its comprehensive
7 plan and land development code as it may be
8 necessary and appropriate. So I've got that
9 recitation in our resolution.

10 The -- the project's really close. It's only
11 60 feet away from our property boundary. About 600
12 feet to the nearest hangar. Obviously reciting
13 that the Airport Authority has got one of the
14 largest county employers here on the property,
15 being Northrop Grumman. We've got a huge economic
16 impact of what goes on in the traffic and busyness
17 of what goes on here at the airport during TPC.

18 The airport now has commercial service.
19 That's something we didn't have previously when you
20 were looking at master plans 10 years ago.

21 A big thing in here, the county has -- I mean,
22 the Airport Authority has a sustainability
23 management plan. The airport's shown through its
24 own development its environmental consciousness. I
25 think that's something to be important to point

1 out.

2 The south area development, the process that
3 you-all recall having gone through to develop the
4 south area in a very unique way, not the typical
5 lineal strip T-hangar layout or corporate hangar
6 layout, very unique preserved trees and really made
7 something out of the area.

8 Going beyond that, the Airport Authority
9 remains -- or raises environmental concerns. The
10 elevation and topography of the land, it's going to
11 have to raise the overall site.

12 Compatibility with adjacent and surrounding
13 land uses. And the -- the -- the PUD is
14 inconsistent and incompatible at this stage at
15 least when you're looking at it. There's this
16 timing issue.

17 And finally, this Paragraph 5 that added -- it
18 may have not paginated exactly the ways yours did
19 in your package. The contents are the same, but
20 when I printed it out, it went to different pages.
21 The Airport Authority standard form avigation
22 easement.

23 What I've added on this Number 5 is, hey look,
24 County, if -- if you approve this, at a minimum at
25 least get them to sign and record the

1 Airport Authority's standard avigation easement at
2 the time of construction plan approval. I mean, at
3 a minimum. And I didn't have that in the
4 resolution, so I wanted to add it.

5 What I really did, though, when you go back
6 and you say, Doug, what does all of this language
7 mean? What I did was I used the county's
8 comprehensive plan to pull the sections to be able
9 to give the county commissioners in this resolution
10 the tools to make the record to be able to deny it
11 and have the denial supported.

12 So that's really what I did in this
13 resolution, was to try and give you your best
14 effort and give the county commission a tool they
15 can use to -- to put a denial in place, assuming
16 that's your action here today.

17 And then again, last look at an over -- an
18 aerial. You can see -- pulling out this area
19 closest to the boundary, you can see Gun Club
20 Road's a 60-foot right-of-way through this area.
21 So from property boundary to property boundary,
22 it's only 60 feet away. And if you go to the next
23 slide, it will pull up something very similar.

24 It's a measurement from the property to the
25 nearest hangar, and you can see about 558 feet. So

1 less than 600 feet in proximity to the nearest
2 hangar, property boundary to a hangar.

3 And -- and with that, that kind of concludes
4 my presentation, but I wanted to give you a good
5 comprehensive overview of where we're at and what's
6 been drafted.

7 CHAIRMAN GREEN: Okay. Thank you. Board
8 discussion? I just quickly before we get into it,
9 I'd like you to put in there that there will be a
10 direct phone line from Oak Tree development
11 directly to every county commissioner to take all
12 of the calls that we get for all of the noise and
13 fuel and everything else that's going to go on if
14 this goes through.

15 All right. I'm sorry, but go ahead. Yes?

16 MR. WUELLNER: I have one comment. I -- we
17 probably needed to include -- it doesn't -- I don't
18 think it's -- we can add it without affecting what
19 you -- what you look at today.

20 But I'd like to see some language in there
21 about this property being directly under the normal
22 or the standard air traffic pattern for our primary
23 runway. That this is -- this is directly under the
24 base leg for the southern runway use and is
25 directly under the departure route for a standard

1 traffic pattern -- standard right-hand traffic
2 pattern when departing to the north.

3 And as you know, a significant portion of our
4 operations are touch and go, meaning they remain in
5 the traffic pattern. So I think it's worth --
6 certainly worth noting in the language to the
7 resolution. I can help you with some language on
8 that, if you wish.

9 MR. BURNETT: Well, maybe we'll add that as
10 the last whereas paragraph in the recitals.

11 MR. WUELLNER: I -- I think when you include
12 that, include the total number of takeoffs and
13 landings that has occurred over the last number of
14 years, maybe even a reference to forecast increases
15 in that just in general, it paints a picture of
16 significant overflight opportunity.

17 CHAIRMAN GREEN: Right. Because the
18 commissioners may not know --

19 MR. WUELLNER: Exactly.

20 CHAIRMAN GREEN: -- all that information.
21 Mr. Maguire?

22 MR. MAGUIRE: Yeah, I'm glad you -- first of
23 all, great presentation. Great document. This is
24 powerful.

25 I'm glad you put that in there about the

1 flight pattern. What is the height above ground
2 for the general flight pattern here, general
3 aviation?

4 MR. WUELLNER: It's a thousand and 1,200 for
5 jet traffic.

6 MR. MAGUIRE: So it's a thousand or 1,200
7 feet.

8 MR. WUELLNER: Or 15-. Or 15-, yeah.

9 MR. MAGUIRE: And that's if -- on the downwind
10 leg. But on the base, are they -- most of them are
11 starting to descend?

12 MR. WUELLNER: That's an excellent point.
13 That would be based on the southbound departure.

14 So indeed that is typically where a
15 significant descent begins on the way in to that
16 runway. It is also still climbing out typically
17 when departing the other direction.

18 MR. MAGUIRE: Yeah. So it might include the
19 elevation --

20 MR. WUELLNER: So it's going to be less.

21 MR. MAGUIRE: -- in that? Because that --
22 that's important.

23 When you get -- my house on the beach, we see
24 final approach coming in on straight-in
25 approaches --

1 MR. WUELLNER: Uh-huh.

2 MR. MAGUIRE: -- and they're pretty low out
3 there, and we're way out on Vilano Beach. So, it
4 is quite noisy. It doesn't bother us, but you
5 can -- if you've ever been under a traffic pattern,
6 general aviation, it gets very noisy, and so I like
7 that idea. Thank you for putting that in there.
8 Super product here.

9 Can you explain the avigation easement a
10 little better?

11 MR. BURNETT: The short part of it is it's in
12 what I refer to as a standard form.

13 We really worked out a form when I'll call it
14 FEC, Florida East Coast Railway, their sub unit,
15 being Flagler Development they call it -- when
16 Flagler Development came through to develop
17 Cordova Palms, the DRI -- the easiest way to put it
18 on the map is we've all heard of 313 and the 313
19 extension where 207 ends into -- excuse me, where
20 312 ends into 207, that that's ultimately going to
21 go up, it's going to go and hit State Road 16, and
22 then it's going to go through State Road 16 to
23 north of the airport and come out U.S. 1.

24 Cordova Palms is the DRI project owned by
25 Flagler Development where they owned north of that

1 road where it would come out and south of that road
2 where it would come out and hit U.S. 1. Of course
3 they're -- they have the easy ability to be able to
4 add an at-grade railroad crossing. They are the
5 railroad. And so they went through the process to
6 get the DRI approved.

7 So when they went through that process, one of
8 the things that we -- the Airport Authority
9 directed we draft staff work with them to come up
10 with an avigation easement that says: You're near
11 an airport. You're going to experience light.
12 You're going to experience vibration. You're going
13 to experience noise. You may experience
14 particulate matter falling on your home, and on and
15 on and on.

16 And so, what it does is it records an easement
17 against the title to that property so that every
18 time someone has a closing and they look at the
19 title disclosure, the title commitment, the
20 disclosures, there's an avigation easement.

21 When you read it, the title commitment, and
22 you see an avigation easement, you're going to
23 wonder what in the world is that? So they're going
24 to look it up more -- more than likely because it's
25 an odd. And so that's really what it comes down

1 to, and so I reference that in there.

2 And I did have one communication with the
3 lawyer for the developer and they had represented
4 that they would do that. I sent them the one from
5 previously. I'm not sure where it's at at this
6 stage.

7 But the way I've worded that there is at the
8 time of construction plan approval. Meaning you're
9 going to put a shovel in the ground and start
10 turning dirt. County, please require them to do an
11 avigation easement if you approve it at the end of
12 the day.

13 CHAIRMAN GREEN: We did it also with the
14 property south of us.

15 MR. WUELLNER: Yes, we did, Madeira.

16 CHAIRMAN GREEN: That's kind of where we
17 started it.

18 MR. BURNETT: True.

19 MR. WUELLNER: Correct.

20 MR. MAGUIRE: I think it's important,
21 Commissioner Dean, for you to carry forward on this
22 issue.

23 We all know that historically any time you
24 have an industrial use or an airplane use --
25 airport use for something, as residential areas

1 encroach into that vicinity, the demands for that
2 particular industry or airport to downsize or
3 whatever increases.

4 The reality here is, based on what you see,
5 every time we -- every time a development is
6 approved that's close to us or potentially limit --
7 it really limits our growth and expansion. So what
8 it really says is if this is approved, that could
9 severely limit our ability to grow and expand and
10 could very well dictate how we're going to survive
11 in the future.

12 CHAIRMAN GREEN: And Northrop.

13 MR. MAGUIRE: And Northrop, too.

14 So it's not just saying you can't do it. It's
15 really saying that the airport is critical to our
16 community and we cannot start whittling away at
17 their ability to do what the community wants them
18 to do. That's the important part. That's it.

19 CHAIRMAN GREEN: Mr. Brunson?

20 MR. BRUNSON: Doug, is Grumman involved in
21 this at all?

22 MR. BURNETT: To -- to my knowledge, no, sir.

23 MR. BRUNSON: I mean, they're a large employer
24 and it would affect them.

25 MR. WUELLNER: Yes, sir.

1 MR. BRUNSON: How far are we -- when is this
2 going to be presented to the county commission?

3 MR. BURNETT: As I understand it, it's on the
4 May -- what is that? May 15th agenda.

5 MR. WUELLNER: So about a week. A little over
6 a week.

7 MR. BURNETT: And the staff report's not out
8 yet. Usually it comes out on a Wednesday before
9 the meeting and we are able to see it online. It's
10 not out yet, though.

11 MR. KIRA: Again, it says water and utilities
12 and the electricity is limited for any new
13 construction in the whole area. How could
14 St. Augustine or St. Johns County actually approve
15 something like this without having an
16 infrastructure to be able to handle it?

17 We were thinking of like you said putting in a
18 water treatment plant on our property, okay, a
19 water and sewage plant on our property and
20 eventually that would allow development farther
21 down the road for everybody concerned. Where are
22 they going to get their facilities?

23 MR. BURNETT: When I -- when I look at the
24 county iMap, they -- it would appear that central
25 water is in the site, because there are a lot of

1 fire hydrants on the county's fire hydrant map that
2 shows up, which tells me there's pressurized water
3 main coming through that area to serve the fire
4 hydrants.

5 The added thing with that is I'm assuming that
6 there must be a lot of -- a pretty decent head
7 pressure on that because they're talking about
8 sprinkling the houses.

9 As for sanitary sewer, I would assume that
10 there's a sewer line running on U.S. 1 and they may
11 have to -- if not closer, it's at least on U.S. 1
12 and they'll have to extend it to the site.

13 MR. KIRA: I just keep hearing about the
14 county being so overextended in its utilities, that
15 any new construction would require someone to start
16 building new infrastructure support units.

17 MR. WUELLNER: They're -- I can add a little
18 bit of color to that.

19 There is -- there -- the sewer line and water
20 line are both located at the intersection of
21 Capo Island and Gun Club Road, so sort of adjacent
22 to this project.

23 What we understand as well, there's water
24 capacity; there is not sewer capacity in the
25 general sense that the whole system is currently

1 being permitted as overcapacity, so -- to your
2 point.

3 MR. KIRA: Okay.

4 CHAIRMAN GREEN: Mr. Raymos?

5 MR. RAYMOS: Yeah. The -- Doug, I appreciate
6 your video that you showed us.

7 The -- are you going to be there to present
8 this resolution to the county when they have that
9 hearing and are you planning on showing this --

10 MR. WUELLNER: We both will.

11 MR. RAYMOS: -- slide?

12 MR. WUELLNER: We will both be there for it.

13 MR. RAYMOS: Okay. All right. Because
14 that's -- that's a very good tool to show to the
15 BCC.

16 MR. BURNETT: I certainly can. I probably
17 will even expand on it, if the -- if that's the
18 will of the board.

19 MR. RAYMOS: Yeah.

20 CHAIRMAN GREEN: The 15th at what time? Is it
21 morning, 11:00 or something?

22 MR. BURNETT: It's normally 9:00, is when the
23 meetings start. To be honest, by the time the
24 county goes through the proclamations, the general
25 public comment, any additions or deletions to the

1 consent item or the regular agenda, the first
2 item's usually 10:00.

3 MR. RAYMOS: Okay.

4 CHAIRMAN GREEN: And we don't know where we
5 would be on that agenda just yet?

6 MR. BURNETT: Not yet.

7 COMMISSIONER DEAN: I'll know Wednesday and I
8 can call Doug or he can go to see the web site. It
9 will say when the -- but I get my briefing on
10 Wednesday and we'll see where it is.

11 I will say this, we have a very very --

12 MR. MAGUIRE: Microphone.

13 COMMISSIONER DEAN: -- contentious --

14 MR. MAGUIRE: Microphone.

15 COMMISSIONER DEAN: This will be brief.

16 We -- this -- this is not the only item on the
17 agenda next Tuesday the 15th. We have a project
18 called Alta Mar Development, I believe, that
19 involves basically transforming an old dilapidated
20 golf course on A1A in Ponte Vedra into an assisted
21 living facility or over 55 restricted.

22 I've only been on the commission now about a
23 year and a half, but I've received more e-mails and
24 texts and whatnot on the -- at -- on that project
25 than any other that's come before us.

1 have 10-foot setbacks, you could have 20-foot
2 setbacks. You could have any width of lot. Under
3 a PUD, you could have apartments as a PUD.

4 MS. LUDLOW: Okay.

5 MR. BURNETT: So it -- that's just a general
6 zoning category.

7 MS. LUDLOW: Okay. So how -- how far between
8 these houses?

9 MR. BURNETT: They're talking about a 10-foot
10 minimum between the walls --

11 MS. LUDLOW: Uh-huh.

12 MR. BURNETT: -- but that the eaves would
13 actually project into the 10 foot.

14 So if you had, for example, a foot and a half
15 eave on each side, that would knock it down three
16 feet. So you'd have seven feet from fascia board
17 to fascia board of the two houses.

18 MS. LUDLOW: And what's going to happen at the
19 June meeting, the report of airport update?

20 MR. BURNETT: Oh. I guess what's coming up
21 after this, and it's on the Airport Authority's
22 web site right now, is the next community meeting
23 for the master plan update is in June. I --

24 MS. LUDLOW: Okay.

25 MR. BURNETT: I don't want to steal

1 Mr. Holesko's thunder, but I know he's on the
2 agenda right after this to talk about that.

3 MS. LUDLOW: Okay. The master plan, okay.

4 So, if they're going to redo the road from
5 Hawkeye that way, what's going to happen to it from
6 U.S. 1 to that Capo Island Road?

7 MR. BURNETT: No, no, that's the difference.
8 They're going to improve it from U.S. 1 to their
9 site --

10 MS. LUDLOW: They're going to --

11 MR. BURNETT: -- not any further past their
12 site.

13 MR. WUELLNER: From U.S. 1?

14 MR. BURNETT: From U.S. 1 to their site.

15 MS. LUDLOW: To the -- their complete site,
16 which would be right by the Gun Club.

17 MR. BURNETT: They're -- from U.S. 1 to the
18 project entrance on Gun Club Road is what they
19 would be improving.

20 MS. LUDLOW: Okay. All right.

21 MR. WUELLNER: So not very far past
22 Hawkeye View Lane.

23 MS. LUDLOW: Okay.

24 MR. BURNETT: True, yes.

25 MR. WUELLNER: Not very far.

1 MS. LUDLOW: I just thought they were going to
2 start there, and what happened to the first part,
3 you know?

4 MR. WUELLNER: Yeah.

5 MR. BURNETT: Sorry.

6 MS. LUDLOW: And the other thing, who --
7 Henry?

8 COMMISSIONER DEAN: Yes.

9 MS. LUDLOW: Who approved sidewalks on U.S. 1?

10 MR. WUELLNER: A lot of people.

11 MR. BURNETT: I'll partially answer that.
12 It's an FDOT project. It's a state project.

13 MS. LUDLOW: That had to be approved by
14 somebody. It had to be in the works a long time.

15 What did they expect for U.S. 1 that they
16 would want to put sidewalks on U.S. 1? I can see
17 bicycle route or something, but -- I'm sorry, but,
18 you know, I can't hear everything y'all say, so I
19 have to ask you.

20 Okay. And how does this work with the fire
21 and water inside the house? Was that it? I mean,
22 there have -- there -- the fire hydrants or
23 water --

24 MR. BURNETT: Well, for example, this water --
25 I'll answer that very quickly. This building is

1 sprinkled, so they're talking about putting
2 commercial-type fire sprinkler system inside a
3 residential house.

4 MS. LUDLOW: Okay.

5 MR. BURNETT: There are a few houses like that
6 in the county but not many.

7 MS. LUDLOW: I see. I wonder, do you know
8 what the sales price of these houses are? Do we
9 have any idea yet?

10 MR. BURNETT: I don't know the answer to that.
11 I would assume pretty decent, since you're going to
12 have a lot of houses that are on the Intracoastal
13 marsh type view, I would guess.

14 MS. LUDLOW: Okay.

15 MR. BURNETT: I haven't walked property, but
16 I'm guessing that's what results at the end of the
17 day.

18 MS. LUDLOW: Okay. So I think we've dealt
19 with that one.

20 So when they sign these documents and they --
21 when they sign these documents and they -- they're
22 buying the house there and they are signing these
23 documents, no one can assure that we're not going
24 to run into the same noise problem that we did with
25 the Serenata people.

1 They signed documents, too, and it took two
2 years of meetings on that noise thing. The good
3 thing about it is we don't have a two-story hotel
4 on U.S. 1 thanks to Ed, because that was not a good
5 idea.

6 So, Doug, I'm just saying, is there any -- any
7 tighter way we can tell them they can't fight it?
8 Could we buy the property?

9 MR. WUELLNER: Legally? Yes.

10 MR. BURNETT: Yeah. Legally, yes, is the
11 answer.

12 CHAIRMAN GREEN: Got a couple of million
13 dollars in your pocket maybe.

14 MS. LUDLOW: I mean, hey, you guys have to
15 make me understand or I'm going to keep getting up
16 here. So -- and Bruce had a very good idea in the
17 limiting our expansion and Grumman's growth. So
18 anyway, you've answered everything. Thank you.

19 CHAIRMAN GREEN: Thanks.

20 MS. LUDLOW: I might be a pilot, but I'm a
21 girl.

22 CHAIRMAN GREEN: Mr. Hernandez?

23 MR. HERNANDEZ: Galin Hernandez, St. Augustine
24 Airport Pilots Association.

25 I just want to comment that that Mr. Miller --

1 Wuellner said about the flight pattern is a very
2 good one, but you need to also add that flight
3 pattern for the helicopters at 500 feet.

4 MR. WUELLNER: Yeah.

5 MR. HERNANDEZ: So they're at 500 feet. And
6 there's a large amount of training that goes on at
7 night by the students after the tower is closed,
8 and it's significant.

9 I live on the other side of Highway 1 and I
10 enjoy the noise. I really enjoy it. I'm a pilot,
11 so... But they need to know that when -- at night,
12 there's going to be a lot of airplanes in the
13 pattern doing touch and goes over their head.

14 And another thing is that that is basically on
15 the departure, right over the departure of
16 Runway 2. So when Runway 2 -- when we get those
17 northeasters and Runway 2 is basically the only
18 runway that a small air -- actually it's the only
19 runway that a small airplane can use, they're going
20 to be getting the noise of the airplanes taking
21 off.

22 And by the same token, that's also the landing
23 for Runway 20. So those airplanes are going to be
24 coming down from 500, a thousand feet, to landing.
25 So they're going to be coming down below 500, below

1 400, 200. They're coming in to land.

2 So they need to understand that and it needs
3 to be put in as part of the information of the
4 traffic pattern that it is basically directly under
5 a high volume air traffic pattern area, and there
6 is no way around it without curtailing the
7 effectiveness and the capability of this airport to
8 grow and sustain itself.

9 CHAIRMAN GREEN: Thank you. I don't have any
10 other public discussion, so now it's open to the
11 board for a motion to accept the resolution, or
12 additions to as some have suggested in board
13 discussion.

14 MR. MAGUIRE: I make a motion to approve
15 Resolution 2018-02 with the additions as drafted
16 verbally by the Executive Director to add to it.

17 MR. RAYMOS: Second.

18 MR. BRUNSON: I second.

19 CHAIRMAN GREEN: Any further board discussion?

20 I --

21 MR. KIRA: I'd like to --

22 CHAIRMAN GREEN: Okay.

23 MR. KIRA: -- include the fact that what he
24 just mentioned, about the fact of the traffic
25 patterns.

1 CHAIRMAN GREEN: I was about to say the same
2 thing, I think to add at least the knowledge of
3 night flights and the helicopters are much lower.

4 MR. KIRA: Night flights, day flight traffic
5 patterns across the board, all the --

6 MR. HERNANDEZ: And early in the morning.

7 MR. WUELLNER: Yeah. I think we can just
8 enhance the paragraph that we're talking about.

9 MR. KIRA: Thank you.

10 CHAIRMAN GREEN: Yeah, because I wouldn't want
11 an easement to go up there and they say, well, it's
12 after 5:00. Well, sorry, you know.

13 MR. MAGUIRE: Yeah.

14 MS. LUDLOW: We don't want that used against
15 us.

16 CHAIRMAN GREEN: Okay. So do you want to
17 amend your motion, Mr. Maguire?

18 MR. MAGUIRE: I'll amend it to include the
19 information presented by SAAPA also to be added in
20 as further discussion.

21 CHAIRMAN GREEN: Is there a second?

22 MR. KIRA: Second.

23 MR. BRUNSON: Second.

24 CHAIRMAN GREEN: Okay. Hearing no further
25 board discussion, then all in favor, say aye.

1 MR. BRUNSON: Aye.

2 MR. MAGUIRE: Aye.

3 MR. KIRA: Aye.

4 MR. RAYMOS: Aye.

5 CHAIRMAN GREEN: Aye. Any opposed?

6 (None.)

7 CHAIRMAN GREEN: It passes unan --

8 unanymously. And I think that includes -- I think
9 you've got it Doug, right?

10 MR. BURNETT: Yes, ma'am.

11 CHAIRMAN GREEN: The language Mr. Wuellner did
12 and the one that Mr. Hernandez brought in? Okay.
13 Mr. Holesko, master plan update.

14 MASTER PLAN UPDATE

15 MR. HOLESKO: Good afternoon. Andrew Holesko,
16 program manager with Passero Associates. My update
17 today is actually very brief and I'll let you know
18 why in a moment.

19 On April 25th, we had a two-hour meeting here
20 with the master plan advisory committee right
21 behind the wall to my right, and we reviewed a set
22 of airport development alternatives, over 30
23 different graphics of -- of proposed development
24 for the airside; runways, taxiways, hangars,
25 utilities, both east of U.S. 1 and west of U.S. 1.

1 Since that meeting with the advisory
2 committee, Chris Johnson and I, one of our
3 planners, also met with the executive director in
4 his office and -- and looked at some more details
5 that Ed wanted us to put in the plan to show some
6 more -- some more details on the feasibility on the
7 land west of U.S. 1.

8 So we want to bring you that same set of
9 alternatives that we gave to the advisory committee
10 as well as the first sketch of a preferred
11 development plan, to look at all of those different
12 pieces and see what could move forward with all of
13 those pieces. And we're simply not ready for that
14 yet with the -- with turning that around in the
15 past two weeks, so...

16 We're also going to have another small group
17 meeting with some city and county staff to really
18 look at the some utility and multiuse space west of
19 U.S. 1. We'd like to get you some more details of
20 what that would look like also.

21 We're trying to get those meetings scheduled
22 shortly. And that's what we would bring to you
23 with a much more detailed presentation of the
24 alternatives, the review criteria, and some of
25 those other larger community uses and utility uses

1 west of U.S. 1 at your next meeting.

2 So, Ed, anything else you wanted me to add on
3 that?

4 MR. WUELLNER: Well, I think you're -- we're
5 still trying to put together an additional MPAC
6 meeting, are we not, on the west side?

7 CHAIRMAN GREEN: Right.

8 MR. HOLESKO: We are. We are.

9 MR. WUELLNER: So I think you're -- you're
10 maybe slightly overstating what we're going to do
11 at the June meeting here -- I'm sorry, the end of
12 May meeting here. Cause I don't think we're
13 dealing much with the west, unless it's strictly
14 related to utilities, where they -- they may be
15 site limited as to where they could go.

16 But as far as what would be depicted west of
17 U.S. 1, that has not gone through the MPAC yet, so
18 you're probably out a bit of time yet on that.

19 MR. HOLESKO: Right. We have some -- some
20 large scale concept ideas of what's going to occur
21 on U.S. 1. We would like to get those in more
22 detail in the different quadrants of land west of
23 U.S. 1 for you as well as the MPAC.

24 CHAIRMAN GREEN: Uh-huh. Okay. Any board
25 discussion?

1 (None.)

2 CHAIRMAN GREEN: No? I was at the meeting,
3 and I remind that we are doing a whole special
4 little segment on west --

5 MR. HOLESKO: We are.

6 CHAIRMAN GREEN: -- of U.S. 1. Reba, did you
7 have any comment?

8 MS. LUDLOW: Me?

9 CHAIRMAN GREEN: Well, you had marked it on
10 your sheet for public comment.

11 MS. LUDLOW: Yes, I did. I'm telling you,
12 short people get no respect.

13 Yes, it was a very very good meeting. I think
14 the out -- the final thoughts I came out with was
15 yes, our west, you know, project is very very
16 important, but we wanted to deal with what is
17 happening now.

18 You know, we wanted to deal with wide -- if to
19 widen Taxiway D or to -- why build a new -- with
20 side documents on -- on different runways that
21 could be built across.

22 And the general consensus was I -- as far as I
23 was concerned, was that why wouldn't we improve a
24 runway that we have? And we wanted to improve
25 Runway 2/20, other than just taking on a brand new

1 runway and spending all that money.

2 We had some discussion, oh, about future
3 airports and where the traffic might go, and you
4 just heard some information on that. But it in no
5 way suggested GA airport in -- aviation would be
6 moved. So they don't anticipate this at all.

7 That's very important, and we really need to
8 stick to that, because those little things kind of
9 worm in there and then all of a sudden GA is a
10 stepchild in Palatka or somewhere.

11 So we had -- it was very good. We got a lot
12 of clarification on good things. It's good to see
13 the future and what, you know, we might want.
14 Don't say the word intermodal but, you know, what
15 we may can use over there.

16 Moving -- one thought was moving the flight
17 schools over to the west side of U.S. 1 and moving
18 the tower a little bit so all of the flight schools
19 would be on that side. That presented another
20 problem.

21 It was a very very informative meeting. Very
22 informative. That's all I wanted to say, is that
23 we wanted to more concentrate on what we could do
24 here and immediately other than in the future.
25 That's it.

1 CHAIRMAN GREEN: Thank you. Mr. Hernandez,
2 anything?

3 (Shakes head.)

4 T-HANGAR BID AWARD

5 CHAIRMAN GREEN: Okay. On to our next agenda
6 item. That's the T-hangars bid award.

7 MR. WUELLNER: Yes. Last week, we opened bids
8 on the supply of buildings and doors related to the
9 project. This does not involve the
10 contractor-related services. That will open in
11 about two weeks and that will be an agenda item at
12 your next meeting, to award the
13 construction-related services for this. This is
14 simply the two metal buildings and the door, the
15 individual doors for those T-hangars.

16 So, there are 23 doors. We have been able to
17 site I think we mentioned at previous meetings two
18 12-unit size T-hangars out there. So we were able
19 to get a little more bang for the buck on the site,
20 which is all -- all good stuff.

21 We received one bid for the combination of
22 buildings and doors, that being from a company
23 called Upstate Company I, LLC. It seems that their
24 home base is in -- out of upstate New York;
25 however, they have a St. Augustine division down

1 here. So they are located on south U.S. 1.

2 We feel pretty good about that. And I would
3 suspect that they will also be someone who bids on
4 the erection services or the contractor, general
5 contractor bid here in the coming weeks. I can't
6 guarantee that of course, but I believe that's
7 probably what they're trying to do.

8 Another point to be made here, the bid is
9 significantly below the engineer's estimate for the
10 buildings and doors to the tune of about \$190,000.
11 So we're off to a terrific start relative to
12 maintaining the anticipated budget.

13 No idea what we're up against in erection
14 time, but we'll see what that looks like in a
15 couple of weeks. But it would be our
16 recommendation that you go ahead and award to
17 Upstate Company I, LLC for the hangar buildings and
18 doors supply for this.

19 CHAIRMAN GREEN: Board discussion?

20 MR. KIRA: So they're just supplying the doors
21 and hangar and --

22 MR. WUELLNER: Correct.

23 MR. KIRA: -- they're -- the hardware.

24 MR. WUELLNER: Correct.

25 MR. KIRA: Okay. And we have plans for

1 something to fit onto that hardware?

2 MR. WUELLNER: Those are the buildings.

3 MR. KIRA: Okay.

4 MR. WUELLNER: It's a -- you know, call it a
5 kit. It's a metal building.

6 MR. KIRA: Oh, okay.

7 MR. WUELLNER: It's a metal building, and the
8 metal building has a door system that goes with it
9 for the -- for hangars.

10 MR. KIRA: Okay. So --

11 MR. WUELLNER: Yeah, this is supply of all of
12 that.

13 MR. KIRA: Okay.

14 MR. WUELLNER: The only thing this does not
15 include at this time that resembles a building are
16 the two prefab restrooms. They're included in the
17 contractor bid services, which will be again a
18 couple of weeks down the road.

19 MR. KIRA: Okay. Sound -- sounds like a good
20 way to start --

21 MR. WUELLNER: Yeah.

22 MR. KIRA: -- a nice little discount.

23 MR. WUELLNER: Happy to see it below the
24 engineer's estimate.

25 CHAIRMAN GREEN: I have -- oh, I'm sorry,

1 Victor. Go ahead.

2 MR. RAYMOS: Yeah. Is this for the supply of
3 the -- of the -- the doors, the buildings and the
4 doors, but it does include the construction?

5 MR. WUELLNER: It does not.

6 MR. RAYMOS: Does not.

7 MR. WUELLNER: That is what we'll open bids in
8 about two weeks.

9 MR. RAYMOS: Okay.

10 MR. WUELLNER: The goal of separating this was
11 two-fold. One, to divorce the -- the project costs
12 and the contractor markup from the building.

13 The second was to be able to move the
14 production cycle on the buildings themselves,
15 typically is outwards of 12 weeks or more, is to
16 get it about a three- or four-week head start on
17 the -- if we had to wait for the contractor
18 services to order the buildings.

19 MR. RAYMOS: Thank you.

20 MR. WUELLNER: So the current way it's set up
21 right now, that within two weeks they have to
22 provide shop drawings already to us so that we can
23 move through the permitting and this can be in
24 place before you actually award the contractor, we
25 can be -- we can have an order in for the

1 buildings.

2 MR. RAYMOS: Okay.

3 CHAIRMAN GREEN: My question comes with, so we
4 have the materials basically. Now we look for the
5 contractor to construct it.

6 Are these materials so vastly different,
7 unique, which is why they're so low in price that
8 there's not a contractor out there that can work
9 with them?

10 I want to make sure that there's a contractor
11 out there that can work with these materials, or
12 else I'm seeing finger liabilities saying, "It's
13 your materials, I'm sorry." "No, sorry. It's the
14 way you installed it and constructed it." So I'm
15 really concerned about who we choose to be the
16 contractor.

17 MR. WUELLNER: Right. Sure.

18 The -- the doors are an independent company --
19 a company we've worked with in the past, a company
20 that's well-known in the industry, the door
21 company. The hangars, I'm not sure who -- do you
22 know off the top of your head, Andrew, who --

23 MR. HOLESKO: I do.

24 MR. WUELLNER: -- who's the building supplier?

25 Thank you.

1 CHAIRMAN GREEN: Because I'm just concerned
2 about issues we've had in the past --

3 MR. WUELLNER: These -- these guys have worked
4 together --

5 CHAIRMAN GREEN: -- with doors not fitting the
6 building and --

7 MR. WUELLNER: Thank you.

8 MR. HOLESKO: The building's from a company
9 named R&M Steel. They have supplied steel products
10 for aircraft storage hangars all over the
11 United States including I believe within the state
12 of Florida.

13 And we will now -- once you agree, if you do
14 today, to give the award to Upstate Company I,
15 during the addendum process of the other project,
16 we will share that information with the other
17 bidders so they will all know exactly what they're
18 bidding on.

19 That will become public tomorrow, based on
20 your award. So there will be no question that
21 that's who the erection company, the general
22 contractor will be working with as a supplier.

23 So we're -- we're in that mode where we can
24 share that information so there's no surprise to
25 whoever the low bid contractor is for the

1 construction phase.

2 CHAIRMAN GREEN: Do you have any idea why it
3 was such a big difference in cost?

4 MR. HOLESKO: No. Just --

5 MR. KIRA: The other question I have is, if we
6 purchase -- when we purchase for \$650,000 all of
7 this stuff, where is it going to be stored?

8 MR. WUELLNER: It -- actually your general
9 contractor will be on-site. They will have had
10 to -- to have done the slab work, all of the
11 site-related work, all of that.

12 MR. KIRA: And only then it will be
13 delivered --

14 MR. WUELLNER: Correct.

15 MR. KIRA: -- to a work site.

16 MR. WUELLNER: The lead time on the building
17 is such --

18 MR. KIRA: Okay.

19 MR. WUELLNER: -- that that work's completed
20 by the time the buildings are done.

21 MR. KIRA: I'm just wondering if all of a
22 sudden tomorrow or the day after, it comes on
23 trucks --

24 MR. WUELLNER: No, no.

25 MR. KIRA: -- and it -- and they drop them and

1 hang them on somewhere.

2 MR. HOLESKO: And I do want to add one thing
3 related to the cost and that is, as Ed mentioned,
4 you know, this -- the intent was to purchase the
5 buildings and the doors with the building -- with a
6 company that is just in the business of supplying
7 buildings and doors, without having the general
8 contractor have bonds and markup in profit and
9 delivery and all of those things on top of the --
10 the buildings and doors.

11 So we prepared the engineer's estimate, our
12 opinion of what that cost would be. We're looking
13 back at the history of projects, which in most
14 cases includes the general contractor and all of
15 those other administrative costs as a part of it,
16 because that's what our database is set up as.

17 This is a new approach that we talked about
18 where we could save money so we could build more
19 T-hangar units. So, I think some of that is the
20 actual savings versus the historical data, which is
21 one big project, because we do not have that layer
22 of profit, bonding, administrative costs for the
23 general contractor that never touches the building
24 anyway.

25 But they still have to cover that \$650,000 or

1 \$800,000, or a million dollars with their bid bond
2 and everything associated with their project. That
3 is not part of our project now. It's all on the
4 supplier.

5 MR. WUELLNER: We -- there -- there's probably
6 one other validation available to you.

7 We -- the way the bid was set up, a bidder
8 could bid the buildings, the doors, or both. We
9 received a bid, stand-alone bid, for the doors that
10 appears it's very close to in line with the bid --
11 the door component of this combined bid. So I feel
12 like we're in the range. This is -- it's not
13 excessively below what -- someone else's bid for
14 just the doors.

15 CHAIRMAN GREEN: Okay. All right. Thank you.
16 Any public comment? Reba?

17 MS. LUDLOW: Sorry. I'm sorry, but Doug says
18 he never has any fun unless I talk.

19 Okay. I have -- I have a couple of things
20 right here. And I know -- I know you're having to
21 go over it again, but we all can't hear you that
22 well, so you need to go over it again for us.

23 So you're saying that the building's -- the
24 building's going to be metal and this is including
25 the doors, including the slabs --

1 MR. WUELLNER: No. Excluding the slabs.

2 MS. LUDLOW: Excluding the slabs and the
3 general contractor. And so this is going to be
4 \$650,000 for how many?

5 MR. WUELLNER: 23 units ultimately.

6 MS. LUDLOW: 23. Okay. And then what was
7 this building and doors for \$190,000?

8 CHAIRMAN GREEN: That was the savings of what
9 the original engineering bid was.

10 MS. LUDLOW: Ah. Okay. Thank you. All
11 right. Thank you. So, then I want to come to
12 this, because we've had this airport development
13 guide -- aircraft hangar development guide for
14 quite some time.

15 I still have the one that Ed presented to us
16 years ago when we were asking for these things, and
17 it says feasibility review. And so, he's saying
18 replacing three partial rows, which is the same.
19 Likely space for two 10 units. You're doing 12
20 units, though, right?

21 MR. WUELLNER: We've been able to get 12 in
22 there, yeah.

23 MS. LUDLOW: Yeah, 12. Okay. So -- and slab,
24 taxiway removal, and underground pipes. But based
25 on that and the bidding experience, you expected to

1 pay \$100,000 per unit.

2 MR. WUELLNER: We may very well spend that
3 still. We don't have -- we have only a portion of
4 what it's going to cost to build those buildings.
5 We only have right now the raw -- the raw materials
6 for the buildings themselves.

7 The cost to put the slab in, the cost to put
8 all of those utilities in, the cost to erect those
9 buildings and get them compliant with county code
10 is still not in the -- in the money yet.

11 MS. LUDLOW: Okay. So --

12 MR. WUELLNER: End of the month.

13 MS. LUDLOW: So he's -- you're saying they're
14 going to erect the buildings and they're going to
15 include the doors.

16 MR. WUELLNER: No, they do not erect the
17 buildings. It's just simply the supply of the
18 building and the supply of the door.

19 MS. LUDLOW: You mean materials.

20 MR. WUELLNER: Materials, correct.

21 MS. LUDLOW: Okay. And so that means you're
22 already tied in to what type door you're going to
23 have and things like that, right?

24 MR. WUELLNER: Yes.

25 MS. LUDLOW: Okay. All right. This is only

1 that. And the doors are an independent. And we
2 could not find anybody local than a company in
3 New York -- New York City?

4 MR. WUELLNER: This company has a division in
5 St. Augustine just south of town on U.S. 1.

6 MS. LUDLOW: Okay. Thank you. I feel better
7 about that.

8 MR. WUELLNER: Yes.

9 MS. LUDLOW: And I'll be happy to share both
10 of these with the board members who have not been
11 over these before.

12 CHAIRMAN GREEN: Mr. Hernandez?

13 MR. HERNANDEZ: Two questions first. Are the
14 proposed doors, are they bifold or are they full
15 open?

16 MR. WUELLNER: The current bid has them --
17 because they had the option. Current bid has these
18 at bifold. So they right now will look like K, L,
19 M.

20 MR. HERNANDEZ: Electric bifold, then.

21 MR. WUELLNER: Yes. And we are getting a -- a
22 price to do the hydraulic and we'll make some
23 decision on that.

24 MR. HERNANDEZ: Okay. So the acquisition --

25 MR. WUELLNER: We're going to look at the

1 numbers and see if it's worth it or not.

2 MR. HERNANDEZ: Okay. That was my question.

3 Thank you.

4 CHAIRMAN GREEN: Thank you. Okay. I have no
5 more public comment. Then it's back to the board
6 for a motion. Do I have a motion with regard to
7 the bid?

8 MR. KIRA: Motion to accept the bid.

9 CHAIRMAN GREEN: As presented?

10 MR. KIRA: As presented.

11 CHAIRMAN GREEN: Is there a second?

12 MR. MAGUIRE: Second.

13 CHAIRMAN GREEN: Any other further board
14 comment?

15 (None.)

16 CHAIRMAN GREEN: Hearing none, all in favor?

17 MR. BRUNSON: Aye.

18 MR. MAGUIRE: Aye.

19 MR. KIRA: Aye.

20 MR. RAYMOS: Aye.

21 CHAIRMAN GREEN: Aye. Any opposed?

22 (None.)

23 CHAIRMAN GREEN: That motion passes.

24 PUBLIC COMMENT - GENERAL

25 CHAIRMAN GREEN: Okay. We are down to public

1 comments, and I just had Reba and Mr. Hernandez.
2 Anymore? Reba, dare I ask?

3 MS. LUDLOW: Anybody want to come to a party?
4 Thank you. Thank you for everything.

5 CHAIRMAN GREEN: No other --

6 MS. LUDLOW: No comment.

7 CHAIRMAN GREEN: No other public. Mr -- yeah,
8 Mr. Dean?

9 COMMISSIONER DEAN: I'll pay.

10 I had a little e-mail exchange with
11 Darrell Locklear, our deputy county manager. The
12 item on May 15th, a week from tomorrow, Oak Tree,
13 is Number 4 on the agenda. The agenda will be
14 published tomorrow and on the web site.

15 We have an unusual number of proclamations
16 this month, five, which was unusually high, but --
17 and a lot of things are happening in May, you'll
18 see on the proclamations, so put them all on.
19 That's going to be an hour probably.

20 So I think I was correct in suggesting to you
21 the window's probably going to be from 10:00 to
22 noon, is when I would anticipate Oak Tree coming
23 up. And I would also tell you -- it's a matter of
24 public record, but I will just say that this
25 project is in Commission District 4. Just FYI.

1 CHAIRMAN GREEN: Okay. But it's going to be
2 before Alta Mar, Mr. Miller's.

3 COMMISSIONER DEAN: The Alta Mar is coming up
4 at -- no earlier than 2:00 --

5 CHAIRMAN GREEN: Okay.

6 COMMISSIONER DEAN: -- if we're continuing on
7 on other issues until 2:30 or 3:00, but no earlier
8 than 2:00 for Alta Mar.

9 CHAIRMAN GREEN: Okay. Thank you. All right.
10 Member comments, Mr. Maguire?

11 MEMBER COMMENTS AND REPORTS

12 MR. MAGUIRE: Thank you, Commissioner Dean,
13 for sticking around and accepting our comments.
14 That's all.

15 CHAIRMAN GREEN: Okay. Mr. Kira, TPO and
16 whatever else.

17 MR. KIRA: Yeah. Well, I attended the April
18 TPO meeting. There is nothing extra to say about
19 that one.

20 And the EDC breakfast, I thought it was very
21 good breakfast. It had to do with the cyber
22 security. So, I'm interested in that and that's
23 why I go to those. They're very well presented.

24 And I participated in master plan workshop
25 that took place here and am very pleased to have

1 attended to that. That's it.

2 CHAIRMAN GREEN: Thank you. Mr. Brunson?

3 MR. BRUNSON: I have nothing.

4 CHAIRMAN GREEN: Okay. And Mr. Raymos?

5 MR. RAYMOS: Thank you. The -- the
6 Aerospace Academy, I went to their awards banquet.
7 It was a nice --

8 CHAIRMAN GREEN: That's nice.

9 MR. RAYMOS: Nice awards banquet. A lot of
10 recognition and a great program.

11 The other thing about the Aerospace Academy, I
12 wasn't able to make their April 25th meeting, but I
13 got the minutes, and they talked about -- in Item C
14 they talked about their classroom redesign and what
15 they're looking for.

16 And so I contacted them, and I talked to
17 Emily Harrison and I told her that when they -- you
18 know, that I would like to be kept in the loop
19 because some of the things they're talking about
20 doing, spending money on, we might be able to get
21 the builders council, St. Johns County Builders
22 Council, to provide the materials and the labor to
23 construct some of those things. And so she said
24 that she would put us in the loop. Bill Lazar is
25 also on the builders council. I'm on their board,

1 so is he. So I think we can get some interest in
2 doing things with the builders council.

3 The builders council does outreach like that.
4 They have built ramps for handicapped people that
5 can't get in and out of their homes, and they
6 supply the materials and the labor to do that.
7 They also bring buildings up to code. If
8 somebody's in a dire situation, they -- they
9 provide the materials and labor for those kinds of
10 things. So this might be something that they would
11 be willing to be involved with. So -- and that's
12 all I have on the Aerospace Academy. I've got the
13 dates for the meetings for next year, so that
14 helps.

15 The EDC, I also went to that quarterly
16 breakfast. Mark Lesswing is with the National
17 Association of Realtors. He had some good talking
18 about. I'll just share with you a couple of
19 things.

20 The passwords that we normally associate to
21 protect our web site, to protect our information,
22 he says that you need to use phrases like "My dog
23 eats a lot of food" or something that that effect
24 as opposed to Band53 or some combination like that,
25 because once you use a phrase, it -- it will

1 greatly diminish the ability to hack your
2 information.

3 The other thing he talked about was ADA
4 web site. That's a feature that they're still,
5 "they" being the government, are still looking at
6 finalizing the plans for that.

7 But if you have a web site, they will -- and
8 someone who is -- you have to have that compliant
9 with ADA. If somebody comes on and they need help
10 with the web site, if it's not ADA compliant, you
11 can face severe penalties for not having that done,
12 just like your ADA requirements for your buildings.

13 CHAIRMAN GREEN: Uh-huh.

14 MR. RAYMOS: And so he talked about that.

15 He also talked about hackers. You know, it
16 used to be all they were interested in was stealing
17 your money. But now what they're also after is
18 your data. They're also after your contact list.
19 So they can take all your data and they can take
20 your contact list and they can get all of their
21 data and then they sell that information on the
22 black market. So, that's what they're doing.

23 He -- he also talked about -- the final thing
24 he talked about was the double authentication so
25 that if you have a password, they have a second

1 level, they will send -- like for instance you sign
2 into your bank -- banking online. They will send
3 you something via text or via e-mail to another --
4 like another computer and you have to retrieve that
5 in order to be able to get on to what you're trying
6 to get to. So those are the things that he covered
7 and I thought they were very good points.

8 The -- and I think that's it. The EDC and the
9 Aerospace Academy, that completes my report.

10 CHAIRMAN GREEN: Okay. Thank you.

11 MR. RAYMOS: Oh, I do have another thing.

12 CHAIRMAN GREEN: Oh, sure.

13 MR. RAYMOS: Last time, we talked about the
14 internet access being provided to the hangars, and
15 I talked to -- there's a company that I referred
16 to, and it was Strome-networks.com. And they have
17 the dark fiber. That's what runs along the
18 railroad tracks. And they can put a -- a line from
19 the tracks out to whatever it is, like every 60 --
20 every 60 yards. And they now -- they put me in
21 touch with Mark Marquis (phonetic) and he's with
22 Joytel. And I don't know who the internet service
23 is that you're -- that you're working with.

24 MR. WUELLNER: Joytel.

25 MR. RAYMOS: Is it Joytel?

1 Well, he's going to -- he's going to call me
2 because I have an interest in putting that into our
3 association, because the railroad tracks run right
4 behind our building. And so he's going to talk to
5 me about that.

6 And -- and I mentioned to him the possibility
7 that the Airport Authority may have an interest in
8 reworking the estimates to provide internet service
9 to the hangars. So he's aware of that as well.

10 MR. WUELLNER: Okay.

11 MR. RAYMOS: That's it.

12 CHAIRMAN GREEN: Great.

13 I also attended the EDC. I thought was very
14 informative. I'm going to defer real quickly,
15 Mr. Raymos, because I know the gentleman was a
16 friend of yours, long-term friend.

17 MR. RAYMOS: Yes.

18 CHAIRMAN GREEN: He also mentioned the EU,
19 about the right not to be known. If companies have
20 your information and you send them a request
21 "Please delete me," this is well-known in Europe,
22 and you don't --

23 MR. RAYMOS: Right.

24 CHAIRMAN GREEN: -- there are very very hefty
25 fines.

1 MR. RAYMOS: Yeah. It -- it's a problem with
2 the eastern European countries.

3 CHAIRMAN GREEN: Right.

4 MR. RAYMOS: And if you have a client that is
5 in that -- in that area and you have their
6 information on your system --

7 CHAIRMAN GREEN: Uh-huh.

8 MR. RAYMOS: -- if you don't protect that, you
9 could be in for some serious fines. And a lot of
10 us don't realize that we may have people in those
11 areas. But with the internet being what it is, you
12 could very easily have someone in there.

13 CHAIRMAN GREEN: Well, he said it's also
14 coming our way.

15 MR. RAYMOS: Yes.

16 CHAIRMAN GREEN: So to be careful for us U.S.
17 citizens that that may be coming our way with
18 people that have businesses and confidential
19 information and -- but it's out there.

20 That kind of surprised me about how much --
21 I'm not sure it could have pertained to lawyers,
22 but I'm sure that banking industries and things
23 like that that are -- that are out here.

24 MR. RAYMOS: And he also talked about the --
25 the thing that's -- most real estate firms are

1 facing now and that's the transferring --

2 CHAIRMAN GREEN: Transfer of money?

3 MR. RAYMOS: -- of funds for closing on a
4 house and false wiring instructions and things like
5 that.

6 CHAIRMAN GREEN: Yeah. So it was --

7 MR. RAYMOS: And we're supposed to get his
8 PowerPoint for that.

9 CHAIRMAN GREEN: Right.

10 MR. RAYMOS: So we could make that available
11 to anybody that would like to have that PowerPoint.

12 CHAIRMAN GREEN: Okay. I thought the
13 master plan was a very informative meeting, also,
14 and I'm looking forward to looking at the western
15 side. I think those are two different animals
16 going on and we need to approach it that way.

17 And I know the Aerospace Academy, they're
18 going to try -- we took a survey --

19 MR. RAYMOS: Yes.

20 CHAIRMAN GREEN: -- as to their awards, and
21 they usually have one big academy awards for Nease,
22 Bartram, whatever, with all the different
23 academies.

24 We're contemplating doing our
25 Aerospace Academy awards at our Family Fun Day,

1 which might bring more people out and just keep it
2 to Aerospace, which might be more important to a
3 lot of our kids that are in that program. So
4 that's out there, that we may switch that fun day a
5 little bit.

6 Okay. That's all I have. We have another
7 meeting in May, granted it's the end. It's on a
8 Wednesday, please note, May 30th. And that's at
9 4:00. And then that kind of suffices for June, and
10 then we'll be July 9th as we stand now. Yes,
11 Mr. Raymos?

12 MR. RAYMOS: Yeah. One time final thing.

13 Galin mentioned last time they were looking
14 for somebody with technology to the students in the
15 CAP program to bounce ideas off of, and I gave him
16 the name of an individual who owns Computer
17 Doctors, and I talked to him and he said he would
18 love to be involved, and Galin's reached out to him
19 and made contact with him.

20 CHAIRMAN GREEN: Okay.

21 MR. HERNANDEZ: Thank you.

22 CHAIRMAN GREEN: All right. Thank you.

23 Thanks for everybody being here. We're adjourned
24 until the end of May.

25 (Meeting adjourned at 5:09 p.m.)

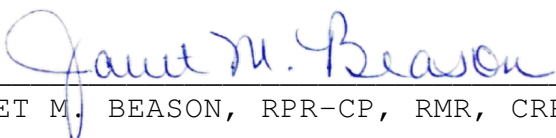
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REPORTER'S CERTIFICATE

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 14th day of May, 2018.



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

CHAIRMAN GREEN:
[96]

COMMISSIONER

DEAN: [24] 6/9 9/11
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MR. BRUNSON: [10]

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MR. BURNETT: [33]

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MR. HERNANDEZ: [8]

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MR. HOLESKO: [8]

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MR. KIRA: [35] 3/24

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MR. MAGUIRE: [27]

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MR. RAYMOS: [39]

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MR. WUELLNER: [67]

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MS. LUDLOW: [38]

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