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[1] ST. AUGUSTINE - ST. JOHNS COUNTY AIRPORT AUTHORITY
 [2] Regular Meeting
 [3] held at 4796 U.S. 1 North
 [4] St. Augustine, Florida
 [5] on Monday, October 16, 2000
 [6] from 4:00 p.m. to 4:40 p.m.
 [7] *****
 [8] BOARD MEMBERS PRESENT:
 [9] JAMES CARL DAVIS, SR., Chairman
 [10] JOSEPH S. TAYLOR
 [11] CHARLES LASSITER
 [12] BILL ROSE
 [13] DENNIS WATTS
 [14] *****
 [15] BOARD MEMBERS ABSENT:
 [16] JIM BRYANT, County Commissioner/Airport Liaison
 [17] *****
 [18] ALSO PRESENT:
 [19] SUSAN BLOODWORTH, Esquire, Rogers, Towers, Bailey,
 [20] Jones & Gay, P.A., 170 Malaga Street, St. Augustine,
 [21] FL, 32084, Attorney for Airport Authority.
 [22] EDWARD WUELLNER, A.A.E., Executive Director.
 [23] BRYAN COOPER, Assistant Airport Director.
 [24] *****
 [25] St. Augustine Court Reporters
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P R O C E E D I N G S

[1] CHAIRMAN DAVIS: Good afternoon, ladies and
 [2] gentlemen, and welcome to your St. Johns -- St.
 [3] Augustine-St. Johns County Airport Authority
 [4] monthly meeting for October the 16th, 2000. I'll
 [5] now call this meeting to order.
 [6] APPROVAL OF MEETING MINUTES
 [7] CHAIRMAN DAVIS: Our first order of business
 [8] will be the approval of the minutes from the
 [9] regular meeting of September 25th, 2000, and from
 [10] the second public meeting on the budget, which
 [11] was held at 5:01 on September 25th, 2000.
 [12] Gentlemen, are there any comments on our minutes?
 [13] (No comments.)
 [14] CHAIRMAN DAVIS: Or additions or deviations?
 [15] (No comments.)
 [16] CHAIRMAN DAVIS: If not, I will entertain a
 [17] motion to either accept or reject the minutes
 [18] from both the regular and the second public
 [19] hearing meeting. One at a time. The regular
 [20] meeting.
 [21] MR. LASSITER: So moved.
 [22] CHAIRMAN DAVIS: Thank you, Mr. Lassiter.
 [23] And a second?
 [24] MR. WUELLNER: Wait, wait, wait.

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[1] MR. WATTS: Second.
 [2] MR. WUELLNER: Wait.
 [3] CHAIRMAN DAVIS: Thank you, Mr. Watts.
 [4] MR. WUELLNER: Wait, wait. Hold on. You
 [5] left it on the table to accept or deny as a
 [6] motion, so you're going to have to say whether
 [7] you're approving or denying.
 [8] MR. LASSITER: I move that we accept the
 [9] minutes as presented.
 [10] CHAIRMAN DAVIS: Thank you, Mr. Lassiter.
 [11] MR. WUELLNER: That works.
 [12] CHAIRMAN DAVIS: And a second on the --
 [13] MR. WATTS: I second.
 [14] CHAIRMAN DAVIS: Mr. Watts? All in favor of
 [15] approving the minutes for the regular meeting for
 [16] September 25th, signify by aye.
 [17] MR. ROSE: Aye.
 [18] MR. TAYLOR: Aye.
 [19] MR. LASSITER: Aye.
 [20] MR. WATTS: Aye.
 [21] CHAIRMAN DAVIS: Aye.
 [22] And opposed?
 [23] (No opposition.)
 [24] CHAIRMAN DAVIS: By your vote, you have
 [25] approved the minutes for the regular meeting. I

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[1] will now entertain a motion to accept or reject
 [2] the minutes on the second public hearing on
 [3] budget for September 25th.
 [4] MR. ROSE: Mr. Chairman, I move we accept
 [5] the -- the minutes of September 25th.
 [6] CHAIRMAN DAVIS: Thank you, Mr. Rose. And a
 [7] second, please?
 [8] MR. LASSITER: I'll second.
 [9] CHAIRMAN DAVIS: Thank you, Mr. Lassiter.
 [10] All in favor of accepting the public hearing
 [11] notes from -- minutes from September 25th,
 [12] signify by aye.
 [13] MR. ROSE: Aye.
 [14] MR. TAYLOR: Aye.
 [15] MR. LASSITER: Aye.
 [16] MR. WATTS: Aye.
 [17] CHAIRMAN DAVIS: Aye.
 [18] And opposed?
 [19] (No opposition.)
 [20] CHAIRMAN DAVIS: By your vote, you have
 [21] accepted the minutes for your public hearing
 [22] meeting.
 [23] ACCEPTANCE OF FINANCIAL REPORTS
 [24] CHAIRMAN DAVIS: The next order of business
 [25] will be the acceptance of the financial report.

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[1] that you have your --
 [2] MR. WUELLNER: We've had the general
 [3] information throughout the period, but it --
 [4] through -- it's several items come up. One, he
 [5] was out of town and on vacation for one of the
 [6] reporting periods, so it didn't generate -- we
 [7] didn't get statements generated as a result of
 [8] it. They're routinely getting the information,
 [9] but we're not getting -- we didn't get
 [10] compilation reports on a monthly basis for the
 [11] three months.
 [12] MR. LASSITER: Well, our agreement with them
 [13] is to provide monthly.
 [14] MR. WUELLNER: Right.
 [15] MR. LASSITER: So, he's just kind of cutting
 [16] a few of the corners on the agreement?
 [17] MR. WUELLNER: We have no formal contract
 [18] with them. It was a month-to-month thing that
 [19] was -- has been in place for the better part of
 [20] four years for the compilation services versus
 [21] audit. Ordinarily, yes, we would like them on a
 [22] monthly basis.
 [23] CHAIRMAN DAVIS: Ed, has he said that this
 [24] will be a continuous thing, or is this just a one
 [25] time on this lumping them together?

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[1] Mr. Rose?
 [2] MR. ROSE: Mr. Chairman, on your agenda,
 [3] we've listed the three -- the three financial
 [4] statements that would normally be presented
 [5] today. And what our accountant has done is
 [6] combined them all. And you have in front of you
 [7] in the package that was on the table here, the
 [8] financials for the 11-month period ending August
 [9] 31st. So, it's just one statement, and it covers
 [10] all of the -- all of the months up to -- up to
 [11] August 31st.
 [12] CHAIRMAN DAVIS: Any discussion, then?
 [13] Mr. Lassiter?
 [14] MR. LASSITER: Ed, is this -- is this
 [15] something that, as far as your feedback, is what
 [16] your staff needs to have to maintain control and
 [17] all --
 [18] MR. WUELLNER: Yes.
 [19] MR. LASSITER: -- to have this just lumped
 [20] together?
 [21] MR. WUELLNER: It's fine. It's done as a
 [22] year -- we do a year-end, anyway, reflecting
 [23] through the 12 months.
 [24] MR. LASSITER: I know the monthlies
 [25] generally are used in operations to make sure

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[1] MR. WUELLNER: Well, allegedly, it's a
 [2] one-time deal, and if it isn't, it will be a
 [3] last-time deal.
 [4] CHAIRMAN DAVIS: That was my next question.
 [5] Any other discussion, gentlemen?
 [6] (No discussion.)
 [7] CHAIRMAN DAVIS: If not, I'll entertain a
 [8] motion that you either accept or reject the
 [9] combined financial statements from June 30th,
 [10] July 30th, and August 31st.
 [11] MR. ROSE: Mr. Chairman, I move we accept
 [12] the financial statements for the 11-month period
 [13] ending August 31st.
 [14] CHAIRMAN DAVIS: Thank you, Mr. Rose. And a
 [15] second, please?
 [16] MR. WATTS: I second.
 [17] CHAIRMAN DAVIS: Thank you, Mr. Watts. All
 [18] in favor of accepting the financial report as
 [19] written, signify by aye.
 [20] MR. ROSE: Aye.
 [21] MR. TAYLOR: Aye.
 [22] MR. LASSITER: Aye.
 [23] MR. WATTS: Aye.
 [24] CHAIRMAN DAVIS: Aye.
 [25] And opposed?

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[1] (No opposition.)
 [2] CHAIRMAN DAVIS: By your vote, you have
 [3] accepted the financial report. Next item will be
 [4] reports. Mr. Bryant is not here. Mr. Weaver?
 [5] 4.B. - MR. WEAVER
 [6] MR. WEAVER: We have nothing.
 [7] CHAIRMAN DAVIS: Mr. Leslie?
 [8] 4.C. - MR. LESLIE
 [9] MR. LESLIE: No report.
 [10] CHAIRMAN DAVIS: Mr. George? Anyone from
 [11] St. Augustine Pilots Association?
 [12] (Representative absent.)
 [13] CHAIRMAN DAVIS: Okay. Ms. Bartin?
 [14] 4.E. - MS. BLOODWORTH
 [15] MS. BLOODWORTH: Susan Bloodworth, for the
 [16] record. On behalf of Ms. Bartin, we have nothing
 [17] to report.
 [18] CHAIRMAN DAVIS: Thank you. Our next item
 [19] is our action items. Mr. Wuellner?
 [20] 5.A. - COUNTER LEASE
 [21] MR. WUELLNER: Yes, Mr. Chairman. The first
 [22] item I have is related to an office space lease,
 [23] and it's for the -- an office on the -- in the
 [24] terminal. It's the only vacant office at this
 [25] point. It was previously leased to SK Logistics,

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[1] and once we completed their facility on the east
 [2] side, their need for office space sort of
 [3] evaporated in the terminal. They are retaining
 [4] the counter space in the terminal so that they
 [5] have a presence within the terminal, but they
 [6] have given up the office.
 [7] As such, we were approached by Lighthouse
 [8] Limousine, Inc. regarding the space, to provide
 [9] office space. They will also co-use the counter
 [10] space with an arrangement with SK Logistics. It
 [11] provides for a one-year renewable lease for the
 [12] counter space at the monthly -- or at the annual
 [13] square footage rate of \$17 per square foot --
 [14] there are 214 square feet involved in the
 [15] lease -- for a total of \$3,638 a year.
 [16] And it was -- as I said, it's a maximum of
 [17] five years, but it renews on an annual basis.
 [18] Also provides the ability for both parties to
 [19] dissolve the agreement with advance notification.
 [20] And it's Staff's recommendation that the
 [21] Authority approve the lease with Lighthouse
 [22] Limousine.
 [23] CHAIRMAN DAVIS: Is there any public comment
 [24] on action item 5.A. on the counter lease?
 [25] (No public comment.)

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[1] CHAIRMAN DAVIS: Gentlemen, any discussion
 [2] here about the lease?
 [3] MR. ROSE: Mr. Chairman, I have a question.
 [4] CHAIRMAN DAVIS: Mr. Rose?
 [5] MR. ROSE: Ed, I -- I gather from reading
 [6] this -- this lease that there's -- that they will
 [7] have -- not have a designated parking area for
 [8] their limousines.
 [9] MR. WUELLNER: That's correct.
 [10] MR. ROSE: They'll just --
 [11] MR. WUELLNER: That's correct.
 [12] MR. ROSE: -- fold in all the other activity
 [13] out there in the parking lot.
 [14] MR. WUELLNER: We discussed with them what I
 [15] would call a short-term solution, which is
 [16] utilization of some space in the long-term
 [17] parking lot over there. Their use and activities
 [18] all have to be in that far lot.
 [19] We hope that after all of the terminal
 [20] construction project is done next year and with
 [21] working with Grumman, which we've had a request
 [22] in for many months now on some property release,
 [23] that when that additional parking area's
 [24] eventually opened up, it'll provide enough area
 [25] in that --

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[1] MR. ROSE: For the limousine service.
 [2] MR. WUELLNER: -- for this. The alternative
 [3] is they were hoping to do a deal with SK
 [4] Logistics on the eastside for long-term storage
 [5] of the -- of their vehicles.
 [6] Until they get into the new -- the expanded
 [7] hangar facility over there, which is hangar
 [8] number 5, they don't really have room or adequate
 [9] parking for these vehicles over there until that
 [10] time.
 [11] So, until hangar number 5 in the east
 [12] corporate is completed, they aren't able to
 [13] explore the alternative of basing the vehicles,
 [14] the actual limousines, over on the eastside
 [15] corporate at that leasehold, mainly because they
 [16] want to use those people to detail the vehicles
 [17] while they're there. So...
 [18] MR. LASSITER: How many vehicles are we
 [19] talking about?
 [20] MR. WUELLNER: I think there's a maximum of
 [21] five.
 [22] CHAIRMAN DAVIS: Anyone else?
 [23] (No comment.)
 [24] CHAIRMAN DAVIS: If not, I'll entertain a
 [25] motion that we either accept or reject Staff

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[1] recommendations on the lease space to Lighthouse
 [2] Limousine.
 [3] MR. TAYLOR: Mr. Chairman, I so-move that we
 [4] accept.
 [5] CHAIRMAN DAVIS: Thank you, Mr. Taylor. Do
 [6] we have a second, gentlemen?
 [7] MR. ROSE: Second.
 [8] CHAIRMAN DAVIS: Thank you, Mr. Rose. All
 [9] in favor of accepting Staff recommendations in
 [10] concurrence with the space leased to Lighthouse
 [11] Limousine, signify by aye.
 [12] MR. ROSE: Aye.
 [13] MR. TAYLOR: Aye.
 [14] MR. LASSITER: Aye.
 [15] MR. WATTS: Aye.
 [16] CHAIRMAN DAVIS: Aye.
 [17] And opposed?
 [18] (No opposition.)
 [19] CHAIRMAN DAVIS: By your vote, gentlemen,
 [20] you have approved the Staff recommendation on
 [21] item 5.A.
 [22] 5.B. - TRANSPORTATION CENTER CONTRACT
 [23] CHAIRMAN DAVIS: Mr. Wuellner?
 [24] MR. WUELLNER: Thank you. Next -- the next
 [25] item I have is the Transportation Center

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[1] representations of the facility, look at
 [2] alternatives, establish priorities, phasing, as
 [3] well as divide -- or develop ridership forecasts
 [4] and use forecasts for the facility.
 [5] I think it's a pretty comprehensive study.
 [6] It's relatively short burn; we're hoping to wrap
 [7] this up by March.
 [8] And we will be working also to identify as a
 [9] part of this study all available funding
 [10] resources as it would apply to this project. I
 [11] suspect we'll also be involving folks from
 [12] Greyhound, AMTRAK, and other transportation-type
 [13] agencies. Public and private have expressed an
 [14] interest in the facility, in developing the needs
 [15] part of the -- of the study.
 [16] And they're slated to give you a
 [17] presentation this spring on the results of this
 [18] study and to go over the concepts and the results
 [19] of the study in its entirety. I think we've
 [20] tentatively identified that for March, isn't it,
 [21] Don? So, that's kind of the time line it's on.
 [22] The grant, as you recall, was with Florida
 [23] DOT for this. You saw that last month. Provided
 [24] for 50 percent funding with DOT. The total
 [25] consultant request here for this study is

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[1] Development -- Conceptual Development Study. You
 [2] have a copy of Supplemental Agreement 001-00 with
 [3] Kaiser Engineers covering the work that's
 [4] proposed for the study.
 [5] There are a number of items within there,
 [6] including -- I've had some questions, even today,
 [7] regarding community involvement in the
 [8] development of that plan. And the proposal from
 [9] the consultant does include the development of a
 [10] community, lack of better terms, task force, or
 [11] getting some community involvement in the
 [12] development of that plan.
 [13] The list of people and -- or groups to be
 [14] included in that technical advisory committee
 [15] include the Board of County Commissioners office;
 [16] that would be, I would suspect, a staff person
 [17] from them; City of St. Augustine; St. Johns
 [18] County Council on Aging; Chamber of Commerce
 [19] Committee of 100; JTA; as well as Florida DOT
 [20] would be involved in the development of the
 [21] conceptual study itself. And they're
 [22] anticipating as a part of the contract at least
 [23] four meetings with that committee in developing
 [24] the plan.
 [25] Its purpose is to develop graphic

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[1] \$126,000, and as I said, is reimbursable at a 50
 [2] percent rate with Florida DOT.
 [3] And Staff recommends approval of agreement
 [4] 00-01a with Kaiser Engineers in the amount of
 [5] \$126,000.
 [6] CHAIRMAN DAVIS: Is there any public comment
 [7] on Transportation Center Concept Development
 [8] Study? Mr. Ciriello?
 [9] MR. CIRIELLO: Joe Ciriello, St. Augustine
 [10] South. This \$126,000, is this for just that
 [11] project of the terminal over there, or is there
 [12] other things in with this? Because you mentioned
 [13] last month -- and I know I asked you about last
 [14] month; I thought it was a pretty high price -- is
 [15] this just strictly for that one project?
 [16] MR. WUELLNER: Yes, but it's effectively a
 [17] mini master plan, if you will --
 [18] MR. CIRIELLO: Yeah.
 [19] MR. WUELLNER: -- for that project.
 [20] MR. CIRIELLO: Okay. Who's all involved in
 [21] this \$126,000? Just you and --
 [22] MR. WUELLNER: Florida DOT.
 [23] MR. CIRIELLO: Well, my question then:
 [24] Last -- a couple of months ago, you had a joint
 [25] meeting here with the County Commissioners and

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[1] your board, and this project come up, and I
[2] thought it was a good idea; I still think it's a
[3] good idea.
[4] But the airport is not the only entity
[5] that's going to benefit from it. You have right
[6] here in your own program the St. Johns
[7] Commission, the City of St. Augustine, Chamber of
[8] Commerce and whatnot.
[9] So, my question is: Why aren't these
[10] entities helping you with the cost of this
[11] project? Why are we boring (sic) the whole cost,
[12] so to speak? If you want to make this airport
[13] self-sufficient and get off the tax rolls, you're
[14] going to have to find ways of cutting down your
[15] spending. And I -- I don't know if it's a legal
[16] thing. Maybe you can't; maybe you have to. So,
[17] I'm asking, why isn't somebody else helping you
[18] pay for this study?
[19] MR. WUELLNER: Frankly, I don't believe
[20] they've been asked nor have they offered at this
[21] point.
[22] MR. CIRIELLO: They won't offer, but you can
[23] certainly ask.
[24] MR. WUELLNER: As a result -- one of the
[25] understandings I thought we had out of that

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[1] far as a chronological run on this thing?
[2] MR. WUELLNER: Oh, yeah. Yeah. Both in
[3] developing the facility and identifying the
[4] different needs that would go into it.
[5] MR. LASSITER: And would -- would this tie
[6] as well into the commuter tie-in for --
[7] MR. WUELLNER: Oh, sure, yeah.
[8] MR. LASSITER: Is this a necessary piece for
[9] the --
[10] MR. WUELLNER: I wouldn't go as far as to
[11] characterize it as absolutely necessary. I think
[12] what it does is enhance the community access to
[13] the airport as a side benefit to this facility.
[14] CHAIRMAN DAVIS: Anyone else, gentlemen?
[15] MR. WATTS: Mr. Chairman?
[16] CHAIRMAN DAVIS: Mr. Watts?
[17] MR. WATTS: Ed, what kind of -- what
[18] involvement is JTA in this thing? We're not
[19] going to find that they're going to be, you know,
[20] involved in this and start trying to run the
[21] whole thing, are they?
[22] MR. WUELLNER: No. I think JTA's
[23] involvement was, first, they have developed some
[24] ridership information that was jointly with the
[25] Board of County Commissioners over the last

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[1] meeting, with the joint meeting, was that once
[2] the project was developed conceptually, that we
[3] would be working with all of those
[4] intergovernmental agencies to develop a funding
[5] scenario for the project.
[6] Until we have the -- we can't even answer
[7] basic questions about what it would cost or if it
[8] could be used to any significance. That's part
[9] of what's going to be studied in this -- in this
[10] project.
[11] CHAIRMAN DAVIS: Anyone else? Gentlemen?
[12] Mr. Lassiter?
[13] MR. LASSITER: Ed, on -- on your
[14] appointments to this committee that was
[15] recommended, that is a recommendation only?
[16] MR. WUELLNER: Yes.
[17] MR. LASSITER: I can think of some other
[18] people that would have much greater input. I
[19] know JTA have done some studies and all like
[20] that.
[21] MR. WUELLNER: Right. It is -- it is just a
[22] recommendation. It came from a -- from a
[23] consultant on that. We can add or subtract as --
[24] as you see fit on it.
[25] MR. LASSITER: This is a multi-tiered, as

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[1] couple of years, looking at alternatives to their
[2] general route structure within the Jacksonville
[3] metro area.
[4] The other is they -- the facility, in order
[5] to be of truly regional benefit, which I think
[6] some of the funding they hinge on is how can it
[7] interlink appropriately with the JTA system so it
[8] would allow someone from this, the St. Johns
[9] community, access all the way into the
[10] Jacksonville area using public modes of
[11] transportation.
[12] So, it -- it provides a central place for
[13] really the interconnectivity of different modes
[14] of transportation all the way up into the
[15] Jacksonville area. And I think it's important
[16] that it's coordinated very well with JTA so that
[17] we don't develop two systems that never
[18] interface.
[19] MR. WATTS: Okay.
[20] CHAIRMAN DAVIS: Mr. Lassiter?
[21] MR. LASSITER: To build a little bit on
[22] Mr. Ciriello's comments, then, if this is a
[23] coordinated effort with JTA as a feeder for them,
[24] maybe it would be worthwhile to approach them, if
[25] they're going to have a seat on this thing or

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[1] advised and say, you know, "Can you assist in
 [2] this since it's a feeder for you?"
 [3] MR. WUELLNER: I think it's an absolutely
 [4] appropriate question. Right now, we don't know
 [5] what -- what, if any, interest or how it would
 [6] interface would JTA and how they could be
 [7] involved in it.
 [8] I think they have some charter limitations
 [9] in their -- in the early discussions with them on
 [10] where they can spend their money, too. And St.
 [11] Johns County may be problematic for them in the
 [12] early years, just as it would be impossible for
 [13] us to spend money outside of the county
 [14] supporting JTA functions.
 [15] At some point, the two charters need to
 [16] allow that interconnectivity. Right now, since
 [17] it's just exploring the options and exploring the
 [18] possibilities, the charter modification hasn't
 [19] even been proposed or brought forward.
 [20] MR. ROSE: Mr. Chairman?
 [21] CHAIRMAN DAVIS: Mr. Rose?
 [22] MR. ROSE: Ed, the DOT is going to pay half
 [23] of this cost.
 [24] MR. WUELLNER: That is correct.
 [25] MR. ROSE: And if -- I don't remember the --

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[1] aviation funds.
 [2] MR. ROSE: Right.
 [3] MR. WUELLNER: So, it's actually a different
 [4] source of DOT funds for the first time.
 [5] CHAIRMAN DAVIS: Mr. Taylor?
 [6] MR. TAYLOR: I'd -- I'd like to applaud Ed
 [7] and the staff, what they've done. And I think
 [8] that all of us want to watch dollars, but I think
 [9] it's absolutely our best posture to take the lead
 [10] and take it now. We won't lose track of where
 [11] these first seed dollars came from, and when the
 [12] time comes to get others on board, we will be in
 [13] the lead and we will have a more formal way of
 [14] measuring --
 [15] MR. ROSE: Good point.
 [16] MR. TAYLOR: -- contribution versus value.
 [17] So, I think it's a very good -- good thing you've
 [18] done.
 [19] MR. WUELLNER: Thank you.
 [20] CHAIRMAN DAVIS: Thank you, Mr. Taylor. Ed,
 [21] correct me if I'm wrong, but didn't we have
 [22] something that said with the intermodal that -- I
 [23] think we discussed this with the county meeting,
 [24] that the aviation leg of this had to be the
 [25] initiator for that intermodal money; is that

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[1] where that's coming from, but that's part of
 [2] their planning.
 [3] MR. WUELLNER: It's actually coming out of
 [4] the PTO office.
 [5] MR. ROSE: And the DOT's involvement is
 [6] they're involved because they want these other
 [7] agencies and governmental subdivisions to be
 [8] involved in the study.
 [9] MR. WUELLNER: Yeah. The --
 [10] MR. ROSE: So, we're really putting up half
 [11] the money for the job.
 [12] MR. WUELLNER: Right.
 [13] MR. ROSE: The DOT, in planning for the
 [14] regional transportation issues that are involved,
 [15] is putting up the other half.
 [16] MR. WUELLNER: Yeah, that's --
 [17] MR. ROSE: Is that right?
 [18] MR. WUELLNER: -- one of the reasons they're
 [19] so interested is because it does have regional
 [20] significance.
 [21] MR. ROSE: Right.
 [22] MR. WUELLNER: And this is -- this
 [23] particular -- their half of the money this year,
 [24] or in this project, is coming from
 [25] transportation-related funds rather than strictly

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[1] correct?
 [2] MR. WUELLNER: Yeah. The Board of County
 [3] Commissioners I thought made it pretty clear at
 [4] that meeting that they didn't want -- they didn't
 [5] want to take the project and do it themselves,
 [6] that they felt like it was an area that they're
 [7] not equipped and qualified to really get into,
 [8] which was these types of facilities.
 [9] They, on the other hand, felt that it was
 [10] right up the Airport Authority's alley. This is
 [11] kind of what we do in terms of public
 [12] terminal-type facilities, and we'd probably be
 [13] the appropriate agency and they would support
 [14] whatever it took to get us there.
 [15] Now, you know, whether that is going to
 [16] translate into money, you know, I think the whole
 [17] thing as it goes through the next six months
 [18] there's going to be some very interesting
 [19] discussions on both where the money's coming from
 [20] and who's willing to make the commitments to the
 [21] project.
 [22] CHAIRMAN DAVIS: Thank you. Any other
 [23] discussion?
 [24] (No further discussion.)
 [25] CHAIRMAN DAVIS: Public comment?

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[1] (No public comment.)
 [2] CHAIRMAN DAVIS: Gentlemen, I will entertain
 [3] a motion that you either accept or reject Staff
 [4] recommendations on 00-01, the Transportation
 [5] Center Conceptual Development Study.
 [6] MR. TAYLOR: Mr. Chairman, I'd like to make
 [7] that motion. I think this is a superb step for
 [8] the future of the citizens of St. Augustine and
 [9] St. Johns County, and I ask that we approve this
 [10] recommendation by the staff.
 [11] CHAIRMAN DAVIS: Thank you, Mr. Taylor. And
 [12] a second, please?
 [13] MR. WATTS: And I second.
 [14] CHAIRMAN DAVIS: Thank you, Mr. Lassiter
 [15] (sic).
 [16] Gentlemen, all in favor of accepting Staff
 [17] recommendations for the Transportation Center
 [18] Conceptual Development Study, signify by aye.
 [19] MR. ROSE: Aye.
 [20] MR. TAYLOR: Aye.
 [21] MR. LASSITER: Aye.
 [22] MR. WATTS: Aye.
 [23] CHAIRMAN DAVIS: Aye.
 [24] And opposed?
 [25] (No opposition.)

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[1] The discussions related to permitting look to be
 [2] about complete. We are awaiting funding on the
 [3] balance of construction related to this project.
 [4] Given the way this project has come
 [5] together, it will likely be spring till it goes
 [6] to construction, although plans and specs will be
 [7] ready long before that.
 [8] The air traffic control tower is advertised
 [9] as we speak. It will be a subject of discussion
 [10] at your November meeting, hopefully a selection
 [11] made at that time related to the tower.
 [12] Taxiway B, FAA has informally indicated it
 [13] will be probably winter or spring when that's
 [14] funded. Design is being moved forward at this
 [15] point for the infield areas, so they're
 [16] approaching a hundred percent complete on design.
 [17] Wash rack, tower.
 [18] Oh, the other one that's out for bid is the
 [19] equipment related to the tower, and that will be
 [20] also subject of the November board meeting. We
 [21] dealt with multimodal just a moment ago, and I
 [22] think we're starting to look at the layouts for
 [23] the north -- the north master plan area for the
 [24] corporate hangars.
 [25] And we are still beating up Kaiser/Earthtech

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[1] CHAIRMAN DAVIS: By your vote, you have
 [2] approved Staff recommendation.
 [3] PROJECT UPDATE
 [4] MR. WUELLNER: Last thing I had --
 [5] CHAIRMAN DAVIS: Mr. Wuellner?
 [6] MR. WUELLNER: -- I just wanted to call --
 [7] you've got a copy, a last-minute copy of the
 [8] project update that Kaiser/Earthtech provided,
 [9] and I just wanted to just give you a real quick
 [10] heads-up on where some of these projects are.
 [11] FBO expansion is in final review by other
 [12] agencies related to permitting and will be out on
 [13] the street within the next week or two. A few
 [14] housekeeping items to detail and plans and specs
 [15] before they're put on the street here. So, this
 [16] will be opened for bid -- or opened prior to your
 [17] December meeting and will likely be for your
 [18] consideration at the December meeting.
 [19] The airfield wash rack, we did receive all
 [20] we needed from DEP, and I believe the Water
 [21] Management District in the last few weeks, and
 [22] this is now on the street. The advertisement is
 [23] out there, and we will open bids, and it will be
 [24] subject to your award at the November meeting.
 [25] Airfield drainage, the design's complete.

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[1] over the hangar number 5 and the modifications to
 [2] hangar number 1. So far, we've peeled about
 [3] \$20,000 off of that contract value and hoping to
 [4] still get at least another \$10- out of it.
 [5] As you know, you approved that last month at
 [6] a little over a hundred thousand dollars, and we
 [7] have, not being real -- that was a fairly late
 [8] item to the agenda, and we had not had a chance
 [9] to -- to review that adequately, so we have done
 [10] so and still expect to see some rate or fees --
 [11] fees adjustment downward on that project, even
 [12] now. So, I'll keep you up to date on that.
 [13] I think that includes -- includes --
 [14] concludes comments.
 [15] CHAIRMAN DAVIS: Thank you, Mr. Wuellner.
 [16] EXECUTIVE DIRECTOR'S PERFORMANCE REVIEW
 [17] CHAIRMAN DAVIS: On your reviews, gentlemen,
 [18] if you look, you have in your packet -- it wasn't
 [19] mailed, but it's that time of year again -- to
 [20] review and evaluate our Executive Director.
 [21] During the last evaluation, it was
 [22] determined by you as board members that I
 [23] would -- you gave me the responsibility of
 [24] writing his evaluation because of being chairman.
 [25] So, it has been written. You have a copy of it

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[1] in your packet. You need to review it and let me
[2] know before I sign it if you agree, disagree,
[3] have any additions.

[4] We also have to determine Mr. Wuellner's
[5] line of income according to his contract in line
[6] with the directors of GA airports around the
[7] state. His last increase, we tried to bring him
[8] up to line, was a 10 percent increase. We had
[9] limited ourselves to 10 percent because we had
[10] read an old contract that said that we were
[11] limited to 10 percent.

[12] In my rereading of his contract, that is not
[13] the point. The point is it is the discretion of
[14] the Board to go above 10 percent if it is to
[15] bring him in the line, if they so desire.

[16] The Board has the latitude to attempt to
[17] bring him up to that particular level. We'll
[18] have to take into consideration that our
[19] Executive Director's home is also figured in. I
[20] have calculated it, and it is my opinion that the
[21] 10 percent would be in line, but I will take
[22] anyone's suggestion if you want to go above that
[23] number. Any discussion, gentlemen?

[24] (No discussion.)

[25] CHAIRMAN DAVIS: If not, I will -- for the

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[1] public's knowledge, I will not go through his
[2] complete performance narrative, because I don't
[3] think that is proper right now. But I will give
[4] you a summation.

[5] We have an executive director that is doing
[6] what this board has directed him to do. He
[7] brings back projects to us that we ask him to
[8] bring back. He evaluates them.

[9] His communications, his verbal and written
[10] skills, are above reproach. He promotes the
[11] airport, either -- both on the airport and off
[12] the airport with his visibility, his skills, and
[13] he keeps the members of this board informed of
[14] all projects and all action items that are needed
[15] or requested of him.

[16] He and his staff, as he has directed his
[17] staff, brings us what we need to make intelligent
[18] comments and performances on any item that is
[19] needed to bring this airport into line or to make
[20] sure that it stays open and aboveboard.

[21] I, in my closing of his narrative, and I
[22] think you will agree as board members and as
[23] public, that he is efficient, he is effective, he
[24] is also professional, and everything that he
[25] gives us is always clear.

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[1] Gentlemen, I need some comments on the --
[2] the performance and also on what your desires are
[3] as a board or our desires as a board for his line
[4] of income or increase.

[5] MR. ROSE: Mr. Chairman?

[6] CHAIRMAN DAVIS: Mr. Rose?

[7] MR. ROSE: I have -- I have a comment to
[8] make on the evaluation.

[9] CHAIRMAN DAVIS: Yes, sir.

[10] MR. ROSE: And I certainly agree with --
[11] with everything you said. I think that
[12] Mr. Wuellner is -- has performed well, and he's
[13] performed his job in such a way that he's
[14] executed the policies and the budget decisions
[15] and the priorities for the board.

[16] But I want to -- I tell you, one of the --
[17] one of his strong points, and I want to be sure
[18] and bring it out, is that he couldn't do this
[19] kind of a job if he hadn't been quite capable and
[20] competent in bringing together a staff that has
[21] the ability to support him. We don't deal with
[22] the other, rest of the staff. We only deal with
[23] Ed.

[24] But his performance is, in large measure,
[25] the result of his ability and his -- the skill in

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[1] putting together a first-class staff. And I
[2] think that's -- we should note that, and it's a
[3] very important part of his job.

[4] CHAIRMAN DAVIS: I agree with you, Mr. Rose,
[5] and I will make sure that I add that to the
[6] narrative of his performance evaluation.

[7] Mr. Taylor?

[8] MR. TAYLOR: Mr. Chairman, I thought you
[9] said it very well. I don't know that I've had
[10] the chance to work with a nicer, more
[11] professional, more effective executive director,
[12] and I just hope some big airport doesn't come
[13] take him away from us.

[14] CHAIRMAN DAVIS: Thank you, Mr. Taylor.
[15] Mr. Lassiter?

[16] MR. LASSITER: Well, I think your commentary
[17] on -- on Ed's performance is on -- in line and
[18] very much on line, too.

[19] I think he's done an excellent job out here.
[20] I think that this board's job is to make sure
[21] that we do what this county needs to have done
[22] now for future growth in this county, and that
[23] takes someone that can look out and see where we
[24] need to go with this thing and -- and give us the
[25] guidance and the information necessary to make

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[1] the correct choices to make that happen for the
 [2] future of this county. And I think Ed has
 [3] performed that admirably. He's a -- he's a very
 [4] professional executive.
 [5] CHAIRMAN DAVIS: Thank you, Mr. Lassiter.
 [6] Mr. Watts?
 [7] MR. WATTS: I go along with the other
 [8] members of the board. Ed, I know since I've been
 [9] on this board, you've -- you've sure made it a
 [10] lot easier with the information that you give us.
 [11] And, you know, as far as questioning
 [12] anything that you -- that we may feel that we're
 [13] not clear on, you've -- I think you've pretty
 [14] well answered the questions and enlightened us
 [15] all on, you know, exactly what's going on. And I
 [16] think it's been done very professionally.
 [17] And I go along with Mr. Rose; your staff,
 [18] with Bryan and the staff here in the office, is
 [19] just -- is fantastic. And I -- I say the same
 [20] thing; I hope somebody else doesn't come along
 [21] and take you away from us. So, thank you for --
 [22] for my part, thank you very much.
 [23] CHAIRMAN DAVIS: Then, gentlemen, our next
 [24] item would be what is your pleasure? I'll need a
 [25] motion on his percentage. As I said, you are not

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[1] than an average administrator.
 [2] CHAIRMAN DAVIS: That's true.
 [3] MR. TAYLOR: Okay.
 [4] MR. ROSE: And to bring him up to average
 [5] is -- is really bringing him down.
 [6] MR. TAYLOR: Okay.
 [7] MR. ROSE: He's better than that. I'd like
 [8] to see a little -- a salary a little bit above
 [9] the average.
 [10] CHAIRMAN DAVIS: Mr. Watts?
 [11] MR. WATTS: I -- I go along with Mr. Rose.
 [12] I think it should be a little bit -- bring him up
 [13] to where he belongs.
 [14] MR. TAYLOR: Got that combination on his
 [15] briefcase.
 [16] MR. ROSE: He's got the money, and I think
 [17] he's going to pass it out.
 [18] MR. WATTS: That was his -- thought that was
 [19] his wallet.
 [20] CHAIRMAN DAVIS: Ten percent would not bring
 [21] him up to that. Okay. Twelve. Probably have to
 [22] go to 12 -- we'd have to go to 12.
 [23] MR. ROSE: Mr. Chairman, does -- does this
 [24] decision need to be made today?
 [25] CHAIRMAN DAVIS: Yes, sir. His evaluation

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[1] bound by the 10 percent. You can go up.
 [2] If you'll look at that last page, it shows
 [3] you exactly where he is -- I mean, where the --
 [4] they're saying that executives around the state
 [5] and their level of income for general aviation.
 [6] If you look at that last page, it says aviations
 [7] that average 150,000 ops per year -- that would
 [8] be the bottom of the page, 05.
 [9] I think with Ed's -- with the 10 percent and
 [10] taking into consideration the dwelling, it brings
 [11] him pretty -- not up to that, but it brings him
 [12] close to that. So, it is -- it's your decision
 [13] as to how you want to do that.
 [14] MR. TAYLOR: Mr. Chairman, for discussion
 [15] point, when we're dealing with public money, if
 [16] 10 percent brings him closer -- close enough to
 [17] be acceptable, I think maybe that's a good
 [18] posture to be in. I'd like to get him up to the
 [19] level. I hate to do too much in each single
 [20] year.
 [21] CHAIRMAN DAVIS: I agree with you,
 [22] Mr. Taylor.
 [23] MR. TAYLOR: I sure don't want to lose him.
 [24] CHAIRMAN DAVIS: No. Anyone else?
 [25] MR. ROSE: Well, I -- I think he's better

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[1] is due. In fact, it's overdue. And we should --
 [2] MR. ROSE: Well, the evaluation is due. How
 [3] about the decision on his salary?
 [4] CHAIRMAN DAVIS: They are combined. We have
 [5] to do them both together.
 [6] MR. ROSE: Well, it seems to me that it --
 [7] I'd be more comfortable -- I don't -- I didn't
 [8] have this before the meeting, and I don't really
 [9] remember what his salary is now, so I don't know
 [10] what -- when we talk about a percentage
 [11] increase --
 [12] CHAIRMAN DAVIS: Ten percent would not take
 [13] him to that '99 average figure. It would -- the
 [14] only way that you're going to get to that figure
 [15] is go to 13.
 [16] MR. ROSE: I don't have enough information.
 [17] MR. TAYLOR: Maybe we ought to go to 15.
 [18] MR. ROSE: Yeah.
 [19] CHAIRMAN DAVIS: If you want to postpone
 [20] this, I can -- if you want to approve the -- the
 [21] evaluation and calculate this for our -- what is
 [22] that going to do -- the next meeting?
 [23] MR. WUELLNER: November.
 [24] CHAIRMAN DAVIS: November would be -- it
 [25] would be in line. Go ahead. We can do the

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[1] salary at the next meeting.
 [2] MR. ROSE: Do the salary at the next
 [3] meeting?
 [4] CHAIRMAN DAVIS: Yes.
 [5] MR. ROSE: Approve the -- the evaluation
 [6] today --
 [7] CHAIRMAN DAVIS: Evaluation today, yeah.
 [8] MR. ROSE: -- and then we can get the
 [9] information together and come in with a
 [10] specific --
 [11] MR. LASSITER: And make it retroactive.
 [12] CHAIRMAN DAVIS: It can go back retroactive.
 [13] MR. ROSE: Okay. I think we ought to do
 [14] that.
 [15] MR. TAYLOR: Okay. If it takes 13 just to
 [16] get even, 15 gets us a little bit on the upper
 [17] side?
 [18] CHAIRMAN DAVIS: Yes.
 [19] MR. ROSE: Fine.
 [20] MR. TAYLOR: If that's comfortable, then we
 [21] may not -- may be able to wrap it up.
 [22] MR. ROSE: Well, let's make a motion and
 [23] see.
 [24] CHAIRMAN DAVIS: The motion's in your hands,
 [25] gentlemen.

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[1] CHAIRMAN DAVIS: Mr. Taylor?
 [2] 6.C. - MR. TAYLOR
 [3] MR. TAYLOR: No, thank you.
 [4] CHAIRMAN DAVIS: Mr. Lassiter?
 [5] 6.D. - MR. LASSITER
 [6] MR. LASSITER: No comment.
 [7] CHAIRMAN DAVIS: Mr. Watts?
 [8] 6.E. - MR. WATTS
 [9] MR. WATTS: None, Mr. Chairman.
 [10] PUBLIC COMMENT
 [11] CHAIRMAN DAVIS: Is there any public comment
 [12] on any subject that we have not covered or that
 [13] we have covered?
 [14] (No public comment.)
 [15] CHAIRMAN DAVIS: If not, we thank you for
 [16] your presence. Our next meeting will be Monday,
 [17] November the -- November the 20th at 4 p.m. Is
 [18] there any conflict, gentlemen?
 [19] (No comment.)
 [20] CHAIRMAN DAVIS: If not, we will meet at 4
 [21] p.m. on November the 20th, and this meeting is
 [22] adjourned.
 [23] (Thereupon, the meeting adjourned at 4:40 p.m.)
 [24]
 [25]

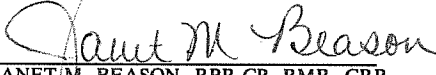
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[1] MR. ROSE: All right. Mr. Chairman, I move
 [2] a 15 percent increase.
 [3] CHAIRMAN DAVIS: And a second, please?
 [4] MR. WATTS: I second.
 [5] CHAIRMAN DAVIS: All in favor of a 15
 [6] percent increase to bring the Executive Director
 [7] in line with the average GA, signify by aye.
 [8] MR. ROSE: Aye.
 [9] MR. TAYLOR: Aye.
 [10] MR. LASSITER: Aye.
 [11] MR. WATTS: Aye.
 [12] CHAIRMAN DAVIS: Aye.
 [13] And opposed?
 [14] (No opposition.)
 [15] CHAIRMAN DAVIS: Mr. Wuellner, you have it.
 [16] MR. ROSE: Boy, that was tough.
 [17] MR. WUELLNER: Thank you.
 [18] CHAIRMAN DAVIS: Okay. Mr. --
 [19] MR. TAYLOR: Does he have to keep wearing a
 [20] tie?
 [21] CHAIRMAN DAVIS: Two.
 [22] 6.B. - MR. ROSE
 [23] CHAIRMAN DAVIS: Mr. Rose, any comments?
 [24] MR. ROSE: No, I've already made my
 [25] comments. Thank you, sir.

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[1] REPORTER'S COURT CERTIFICATE
 [2]
 [3] STATE OF FLORIDA)
 [4] COUNTY OF ST. JOHNS)
 [5]
 [6] I, JANET M. BEASON, RPR-CP, RMR, CRR, certify that I
 [7] was authorized to and did stenographically report the
 [8] foregoing proceedings and that the transcript is a true
 [9] record of my stenographic notes.
 [10]

[11] Dated this 19th day of October, 2000.

[12] 
 [13] JANET M. BEASON, RPR-CP, RMR, CRR
 [14] Notary Public - State of Florida
 [15] My Commission No.: CC 705710
 [16] Expires/ April 30, 2002
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Airport Regular Meeting - Oct. 16, 2000

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