

VERO BEACH AIRPORT COMMISSION MINUTES
Friday, August 12, 2016 – 9:30 a.m.
City Hall, Council Chambers, Vero Beach, Florida

PRESENT: Chairman, Barbara Drndak; Members: Melvin Wood, Arthur Hodge, Alternate Member #1, Mary Wood and Alternate Member #2, Carole Jean Jordan **Also Present:** Airport Director, Eric Menger and Deputy City Clerk, Sherri Philo

Excused Absence: Louis Vocelle, Jr.

1. CALL TO ORDER

Today's meeting was called to order at 9:30 a.m. and the Deputy City Clerk performed the roll call.

2. APPROVAL OF MINUTES

A) February 25, 2016 – Joint Airport Commission / Utilities Commission Meeting

Mr. Hodge made a motion to approve the minutes of the February 25, 2016 joint Airport Commission / Utilities Commission meeting. Mr. Wood seconded the motion and it passed unanimously.

B) February 25, 2016 – Regular Airport Commission Meeting

Mr. Wood made a motion to approve the minutes of the February 25, 2016 regular Airport Commission meeting. Mrs. Jordan seconded the motion and it passed unanimously.

3. PUBLIC COMMENT

None

4. NEW BUSINESS

A) Corporate Air Consolidated Lease

Mr. Eric Menger, Airport Director, referred to his memorandum dated August 8, 2016 noting that it summarizes each of the proposed lease agreements on today's agenda (attached to the original minutes). He briefly went over the background information listed under Corporate Air, Inc., with the Commission members. He asked for the Airport Commission's recommendation to proceed to the City Council for their approval at their August 16, 2016 City Council meeting.

Ms. Wood asked is Corporate Air still interested in the property on the northeast corner.

Mr. Menger answered that currently they are not interested in that area. He noted that there are other plans for that area with other tenants, which he could discuss under Airport Director's matters.

Mr. Wood made a motion to move the proposed Corporate Air consolidated lease to the City Council for their approval. Mr. Hodge seconded the motion and it passed 5-0 with Mrs. Jordan voting yes, Mr. Wood yes, Mr. Hodge yes, Ms. Wood yes, and Mrs. Drndak yes.

B) Treasure Coast Storage Addendum to Lease

Mr. Menger briefly went over the background information listed under Treasure Coast Storage with the Commission members. He noted that this lease would not be on the August 16th City Council meeting agenda for approval because they first need to have FAA approval. He said the only concern they have with receiving FAA approval is that the appraisal is two (2) years old and FAA typically likes a current appraisal, which to them is within six (6) months of the date of the lease. However, staff increased the appraised value by two (2) percent CPA per year for the two (2) years since the appraisal was done so it is their hope that FAA would not require another appraisal. Staff does not see anything unreasonable with the lease and would like the Airport Commission to approve the lease at this point so staff could bring it before the City Council as soon as they receive FAA approval.

Mr. Hodge made a motion to move the proposed Treasure Coast Storage Addendum to Lease to the City Council for their approval. Mrs. Jordan seconded the motion and it passed 5-0 with Mrs. Jordan voting yes, Mr. Wood yes, Mr. Hodge yes, Ms. Wood yes, and Mrs. Drndak yes.

C) Flightline Extension / New Lease

Mr. Menger briefly went over the background information listed under Flightline Group, Inc., with the Commission members. He asked for the Airport Commission's recommendation to proceed to the City Council for their approval at their August 16, 2016, City Council meeting.

Ms. Wood asked has there been any other interest from potential tenants for the Airport Terminal Building.

Mr. Menger said they are speaking with Enterprise Rent-A-Car.

Mr. Wood made a motion to move the proposed Flightline Group, Inc. lease to the City Council for their approval. Mrs. Jordan seconded the motion and it passed 5-0 with Mrs. Jordan voting yes, Ms. Wood yes, Mr. Hodge yes, Mr. Wood yes, and Mrs. Drndak yes.

D) Mrs. Laura Moss, Chairwoman of the Utilities Commission – FMPA Solar Power Survey

Mrs. Laura Moss, Chairwoman of the Utilities Commission, reported that Mr. Robert Auwaerter, Vice Chairman of the Utilities Commission, attended a Florida Municipal Power Agency (FMPA) meeting last June and there were basically two (2) questions asked, which were: 1) *Is your utility interested in conducting a survey of your retail customers to determine their opinions on solar energy* and 2) *If so, please provide the contact information for a representative from your utility to serve on a Market Research Task Force.* She read from Mr. Auwaerter's notes from the meeting where Mr. Patrick Foster of Leesburg stated, "*Commercial customers are considering solar. Wal-Mart wants to have all their stores powered by solar or other renewable by 2020. Publix also ranks their stores by power cost. Millennials are more willing to consider solar and other renewable compared to those of older generations.*" She said this is something that FMPA is looking into and is something that the City of Vero Beach should consider. She reported that Mr. Auwaerter recommended that the City participate in the survey and it was approved by the City Council. She then briefly went over the memorandum from the FMPA dated June 14, 2016 regarding retail customer survey on solar energy (attached to the original minutes). She said upon the completion of the survey they might want to consider having a joint Utilities/Airport Commission meeting to discuss the results.

Mrs. Drndak said they kind of have a dual interest in this in that having solar panels at the Airport could be of benefit in terms of the leased property. The other benefit could be putting up a solar system to power the Airport Terminal Building. She said that her husband has been in the solar business since 1973 and she would caution against using a third party, such as FMPA, because the cost would be much higher than if the City did it on their own.

Mr. Wood said because this is an Airport Commission meeting, he is confused on what the relevance of this is to the Airport.

Mrs. Moss said they had a joint Airport/Utilities Commission meeting regarding solar so she thought there was an interest in solar.

Mr. Wood said there is an interest in solar, but he thought the interest was for the Airport to become independent or self sufficient.

Mrs. Drndak said they have two (2) ways of looking at it. They have a lot of property at the Airport that the City could use for a solar farm that would feed back into the Vero Beach electrical grid. Or, there has been talk that the Airport could produce their own solar farm to run activities on Airport property. She said they have land that is somewhat environmentally sensitive where they don't have a lot of options. She thought that was the reason for Mrs. Moss's presentation.

Mrs. Moss said that she assumed that the Airport Commission has been discussing this.

5. OLD BUSINESS

A) Update on Airport Master Plan

Mr. Menger reported that the City Council approved the Airport Master Plan on July 7, 2016. He said there might be a few things they need to tweak for FAA approval.

Mr. Wood said this was a tremendous effort by everyone involved.

Ms. Wood said 26th Street really needs a bike path from Airport Drive to 43rd Avenue.

Mrs. Drndak thought someone stated if someone purchases the old Dodgertown property and wanted to develop it, there would be a requirement to widen 26th Street.

Mr. Menger said ultimately the Metropolitan Planning Organization (MPO) decides on capital programs.

Mr. Wood questioned if it would be beneficial to have Mr. Phil Madsen of the MPO and Mr. Tim Zorc, County Commissioner, give them a presentation on the plans for Aviation Boulevard.

Mr. Menger said that he would speak with the MPO at their next meeting and then give the Airport Commission an update on what occurred.

B) Fiscal Year 2017 Budget Review

Mr. Menger briefly went over the proposed Fiscal Year 2017 Budget for the Airport with the Airport Commission (on file in the City Clerk's office).

Mrs. Drndak commented that the mobile home park is going to be a big decision in the future because it needs new water and sewer.

Mr. Menger reported that they have a Request for Proposals (RFP) that is almost ready to go out, which is to bring in a management company to take over management of the park including a potential rent increase because they are below market price. He said if it works as a revenue stream it would be hard to move away from a mobile home park.

Mr. Hodge said some of the mobile homes are in a bad state of repair.

Mr. Menger said they have a hard time enforcing codes because it is not a home, but a vehicle by law. He felt that increasing the rent to market level would improve both the value and aesthetics.

Mrs. Drndak said if the rent goes up they may be abandoned. The management company might be interested in putting in new mobile homes to lease. She said they need to come up with some aesthetics where new homes would have to meet some kind of standards.

Mr. Wood said that he did have an item that he wanted to discuss.

Mr. Wood made a motion to have Mr. Menger and his staff look into providing unleaded 94 MON avgas available at the Vero Beach Airport.

Mr. Wood said it is much safer and the current gas available is not good for high performance aircraft. This is good for every aircraft on the field.

Mrs. Drndak asked Mr. Wood if he was asking that the Airport provide this.

Mr. Wood answered yes.

Mrs. Drndak said currently the Airport does not provide fuel.

Mr. Menger said the Airport has always stayed out of the fuel business. He felt the best solution would be to speak with the FBO's to see if they were interested in providing the fuel.

Mr. Wood said that he just wants it available. He did not want the Airport to provide it.

Mr. Wood withdrew his motion.

Mr. Don Mandel (spelling may be incorrect) said that he has an aircraft at the Airport and he is very interested in this fuel because his aircraft could really use it. He said there is a great advantage in using that fuel. It does away with all the lead and is a great benefit for the aircraft. Currently he has to change the oil in his aircraft every 25 hours and if he had this fuel he would have to change the oil every 100 hours. It also gets rid of the lead emissions.

Mr. Menger suggested that they get a group together and send a letter to encourage the FBO's to provide the fuel.

6. CHAIRMAN'S MATTERS

None

7. AIRPORT DIRECTOR'S MATTERS

Mr. Menger reported that the Treasure Coast Seaplanes were up and running; the Davis hangar, the Holden hangar, and the McElroy hangar (Sheriff's hangar) are almost complete. He reported that Walking Tree Brewery held their grand opening on July 16, 2016 and now has a distributor and some restaurants are serving their beer.

Mrs. Jordan felt it would behoove them to make the 34th Avenue traffic area look a little better. She noted that because of the trees being trimmed the mobile home park and the parking is very visible and unattractive.

Mr. Menger reported that the GA Apron development started in March of 2016, which has had some delay because of the recent rain issues. They hope to have it completed by the end of October. He reported that the Airshow did hit some snags with the heat, the rain, and because of the Blue Angels having to cancel. He reported that the entire Board that ran this Airshow would remain and would be working on the 2018 Airshow. He felt that they would have a good chance in getting the Blue Angels.

Mr. Hodge thought that they were going to have the Thunderbirds at the 2018 Airshow.

Mr. Menger felt that the Blue Angels would want to come back because of the cancellation this year, but if they are not available they would try to get the Thunderbirds.

He reported that the airline is a big success and they are working on getting an exemption to allow them to have a larger aircraft with an additional 20 seats. They also have a grant offer from the Florida Department of Transportation (FDOT) that would be going before the City Council in August for approval to spend funds for additional security requirements in order to go to a full security program. He noted that this would not occur until probably next fall. He reported that through July, 2016, they had 7,355 passengers go through the Terminal Building.

8. NEXT MEETING DATE

After a brief discussion, the Commission members agreed not to schedule their next meeting at this time.

9. ADJOURNMENT

Today's meeting adjourned at 11:30 a.m.

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