

VERO BEACH AIRPORT COMMISSION MINUTES
Friday, June 7, 2019 – 9:30 a.m.
City Hall, Council Chambers, Vero Beach, Florida

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

Unexcused Absences: Mary Wood and 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) April 12, 2019

Mr. Eric Menger, Airport Director, referred to page six (6) of the April 12, 2019 Airport Commission meeting minutes where it states in part, "*Vero Beach as one (1) of their next Customs...*" He requested that "(1)" be removed so it would state, "*Vero Beach as one of their next Customs...*"

Mrs. Barbara Drndak referred to page five (5) of the minutes stating that "*Gerard*" should be "*Girard.*"

Mrs. Jordan stated that "*Carol Jean Jordan*" should be "*Carole Jean Jordan.*"

Mrs. Jordan made a motion to approve the minutes of the April 12, 2019 Airport Commission meeting as amended. Mr. Hodge seconded the motion and it passed unanimously.

3. NEW BUSINESS

A) Status of New City Manager and City Attorney

Mr. Menger reported that the City now has a new City Manager and a new City Attorney. He reported that the City Council recently approved hiring Mr. Monte Falls as the new City Manager and Mr. John Turner as the new City Attorney. He reported that Mr. Turner would be starting on July 1, 2019.

Mr. Menger reported that Airport staff currently has a list of 17 items waiting for Mr. Turner's review.

B) Airport FY 2020 Budget Review Schedule

Mr. Menger briefly went over the draft Airport FY 2020 budget with the Commission members (attached to the original minutes). He reported that the City Council Budget

Hearings will be held on July 11th and 12th, but he will be on annual leave at that time and is unable to present the Airport's budget. He stated that he is working with the City Manager to see if there is a way for him to present the Airport's budget to the City Council just prior to their regular City Council meeting on July 16, 2019.

Mr. Calcagno asked what are the landing fees they have budgeted.

Mr. Menger reported that this all comes about because of the cost of having the Airline. Currently they are not receiving enough in revenue from the Airline to cover the cost. He noted it is not just the Airline, but all costs are going up. He said landing fees are not popular so they are looking at other ways to collect revenues, including a security fee. He explained that they are going to have to badge everyone who needs access to the Airport Operations area, which will be a cost to not only create the badges and have the system in place to do it, but the ongoing operations of the system. He reported that they are also looking at increasing the cost to Elite Airways.

Mr. Wood asked is there a possibility of having a minor increase in revenue from the mobile home park (Citrus Park Village).

Mr. Menger reported that they are required to have a prospectus, which has to be approved by the State of Florida before they can increase the rent. He said they are working on the prospectus, which is one (1) of the 17 items waiting for the new City Attorney to review.

Mrs. Drndak said they have discussed the infrastructure that might be needed at the mobile home park and there was discussion of charging the renters. She asked would that also have to be approved by the State.

Mr. Menger answered yes. He said if they change their mind and decide they want to keep the mobile home park, they have estimated that it would cost between \$1 million to \$1.5 million of infrastructure needs. He said they are at the point now where they feel commercial development is the primary need at the Airport.

Mrs. Drndak said the Florida Aviation Administration (FAA) considers a mobile home park a non-conforming use of airport property anyway, so she felt as quickly as they could move towards eliminating it would be the best thing.

Mrs. Drndak mentioned widening the main runway.

Mr. Menger said that information is located on the last page of their backup information, *Priority Projects: FY 2020-2024*. He briefly went over the information with the Commission members.

C) Development of Airport Property (Airport Layout Plan)

Mr. Menger briefly went over the Future Airport Layout Plan with the Commission members (attached to the original minutes). He reported that the projects coming forward includes some development north of the utility runway, which is currently designated as Conservation Land in the Comprehensive Plan, but is designated as future Airport

Development in the Airport Master Plan. He then asked Mr. Jeffries to discuss this with the Commission members.

Mr. Jason Jeffries, Planning and Development Director, reported that there is an issue where the Master Plan designates the land north of the runways for future development. That land under the City's Future Land Use Map in the Comprehensive Plan designates that land as Conservation Land so to be able to implement the Airport Master Plan they will need to do a Land Use Change. He reported that the environmental studies have been completed and the last phase to do the Future Land Use Map amendment is to do a traffic study. He briefly explained the Future Land Use Map amendment process to the Commission members. He said that the process starts with a request and in this case, the request came from Airport staff. The Planning and Development Department staff then does their analysis and brings it before the Planning and Zoning Board for their review and recommendation to the City Council. He said this is what is called a *large-scale amendment* so if approved by the City Council it would then go to the State for their review.

Mr. Wood questioned the timeframe.

Mr. Jeffries said it could be six (6) months or longer.

Mr. Menger noted that it is not six (6) months from now. He explained that the fiscal year begins on October 1, 2019 and that is when the Airport will have the funds to do the traffic study.

Mr. Jeffries said it would probably be a six (6) to nine (9) month process.

Mrs. Drndak asked would the traffic study include 41st Street.

Mr. Jeffries explained that they would look at what the potential development is on the land and the buildout based on the proposed land use north of the Airport. The Traffic Engineers have models, which they plug that information in and it disperses where the traffic impact would be. He felt it would impact 43rd Avenue, possibly 41st Street, and because of the size of the impact of the development, it could spread out further, possibly across the railroad tracks to U.S. Highway 1.

Mrs. Jordan asked what is it that American Aviation University is looking to do with this property.

Mr. Menger said on the back of the Future Airport Layout Plan is the Airport Land Use Cores and the area they are discussing is Core 4. He said there is about 40 acres in this area that American Aviation University is interested in.

Mrs. Drndak said 41st Street has direct access to these parcels so it would be an easy development opportunity for someone who is not aeronautical, which is what she was looking for.

4. OLD BUSINESS

A) Proposal from American Aviation University (Update)

Mr. Menger noted that this item was briefly discussed along with item 3-C).

Mr. Wood reported that he has been looking into the background of this and is trying to get as much information as possible, which he will share with Mr. Menger to give to the Commission members.

Mr. Calcagno said his experience is that many of these aviation startups are not viable over the long term.

B) Proposal from FPL/Girard Equipment (Update)

C) Airport Capital Projects/Infrastructure Needs

*Please note that items 4-B) and 4-C) were briefly discussed with item 3-C).

D) MRO Hanger (Midfield Development)

Mr. Menger briefly discussed Midfield Development Concept 1 and Midfield Development Concept 2 with the Commission members, while showing a copy of the renderings of the area (attached to the original minutes).

Mr. Wood asked Mr. Menger for a copy of the analysis that he did, which showed how much impact the Airport makes.

Mr. Menger said the Commission members should already have a copy of the Florida Department of Transportation (FDOT) Economic Impact Study. He placed on the dais a copy of the Vero Beach Regional Airport Economic Impact of Existing and Possible New Air Service (attached to the original minutes).

Mr. Wood asked Mr. Calcagno if he felt it would be to the City's advantage to provide a copy of the Impact Study to the Chief Financial Officers (CFO's) at the various banks.

Mr. Calcagno said it would be very beneficial to provide the information to the CFO's and to the hotels, if it was summarized in a one-page document.

Mrs. Jordan reported that there was a Tourism luncheon last week and the topic was aviation.

Councilwoman Laura Moss said that she hopes their minutes were correct; that they wanted a Council liaison. She said that she did read their minutes and that is the reason for her attending their meeting today. She said it is logical in regard to the Metropolitan Planning Organization (MPO) in that she is the City's Representative and they have been fighting over the intersection of Aviation Boulevard and U.S.1, which County Commissioner Tim Zorc and Mr. Menger have been a big help, but some of these projects are a long time out. She noted that they did get this project moved from last to next to last, which was a big effort. She reported that they moved from number seven (7) to number (6) of the long-range projects of the MPO. She read into the record information from the MPO, *"The intersection of Aviation Boulevard and U.S.1 is*

identified as a project to be implemented in 2026 to 2030 on the MPO's adopted long-range transportation plan." She said this is the problem and continued to the next sentence, *"The intersection is currently failing or nearly failing during peak periods and in peak directions."* She said this is something that she mentioned at the last MPO meeting and she understands now having served on the MPO that the projects are all long term, which is part of the problem because with having two (2) year terms on the City Council and having people going on and off different Boards they don't have the constant presence. She said that she has not missed a meeting and she has been the City's representative since 2016, so they certainly hear from her, but you really have to push for these things and unfortunately in the past that has not been the case. To get back to this situation, the MPO is going to look for funds from another source for this. She said that she stated at the last MPO meeting that she understands these are long-range projects on one hand, but on the other hand they have to have funding available for things that are imperative; that maybe they could not have seen five (5) or 10-years ago that today need to be addressed. She said the MPO does not have that in place and she thinks they need to. She reported that the Commission has her full support and she obviously is paying attention and does read the minutes of their meetings. She said that she did request a copy of the presentation given at the Tourism Luncheon and the City Clerk's office can send the Commission members a copy. She noted that somewhere near slide 30 it is specifically about Vero Beach.

5. CHAIRMAN'S MATTERS

None

6. AIRPORT DIRECTOR'S MATTERS

Mr. Menger gave a brief update on Customs, Corporate Air, JP Aviation, TWY E project, Reconstruct Center Apron, Rehab GA Apron, Rehab RWY 12-R-30L, Airport Master Plan Update, State and Federal Initiatives, Airport Overlay Safety Ordinance, Sewer Plant moving to Airport; Air Show 2020; Piper Use Agreement; and the Jackie Robinson Training Complex (attached to the original minutes).

7. PUBLIC COMMENT

Mr. Don Loucks, Consultant for Corporate Air, said they have an ongoing construction project to the west end of the ramp, which needs approval to change some drainage concepts and right-of-ways in order to construct their ramp. He said they are under a time critical situation to get the ramp construction accomplished before the busy season begins in mid-October. He knows they are waiting on the new City Attorney, but would request all approvals be accomplished as quickly as possible.

Mrs. Drndak asked why does the City have to abandon the right-of-way for the drainage ditch when it is still going to be there. It is just going to be covered up.

Mr. Menger said that is an Engineering question.

Mrs. Drndak said it was stated that the abandonment process takes about three (3) months, which doesn't make any sense because she doesn't know why it would be

abandoned if they are just putting it underground. She said there would still be an easement there because they would have to have access to the piping if something went wrong.

Mr. Loucks said the drainage is still there. He said it was reduced from 60-feet to 30-feet with a single pipeline for the drainage. He thought the City Engineer conceptually approved it.

8. COMMISSION MEETINGS

A) Suggested quarterly meeting dates

Mrs. Drndak referred to the suggested Airport Commission quarterly meeting dates (attached to the original minutes). She said the first date is in September, but she would not be available in September as she will be out of town until October.

After discussion, the Commission members agreed to hold their next meeting on Friday, October 4, 2019, at 9:30 a.m.

Mrs. Drndak said that she would not be in town on the suggested meeting date of December 6, 2019.

Mrs. Jordan felt they should have quarterly meetings.

After discussion, the Commission members agreed that they would change the date from September 6, 2019 to October 4, 2019 and keep the remaining suggested meeting dates noting that those dates could be changed if needed.

9. ADJOURNMENT

Today's meeting adjourned at 11:10 a.m.

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