

VERO BEACH AIRPORT COMMISSION MINUTES
Thursday, August 31, 2017 – 10:30 a.m.
City Hall, Council Chambers, Vero Beach, Florida

PRESENT: Chairman, Barbara Drndak; Vice Chairman, Arthur Hodge; Members: Melvin Wood, Carole Jean Jordan and Alternate Member #2, John Calcagno **Also Present:** Airport Director, Eric Menger; Airport Administrative Manager, Carlos Halcomb; City Manager, James O'Connor; Assistant City Attorney, Kira Honse and Deputy City Clerk, Sherri Philo

Excused Absences: Louis Vocelle, Jr. and Mary Wood

1. CALL TO ORDER

Today's meeting was called to order at 10:32 a.m. and the Deputy City Clerk performed the roll call.

2. APPROVAL OF MINUTES

A) March 10, 2017

Mr. Wood made a motion to approve the minutes of the March 10, 2017 Airport Commission meeting. Mr. Calcagno seconded the motion and it passed unanimously.

3. PUBLIC COMMENT

Mr. Tim Zorc, Indian River County Commissioner, reported that at the last Metropolitan Planning Organization (MPO) meeting discussions of Aviation Boulevard came up. He felt it would be a good idea at the next Airport Commission meeting or to schedule a meeting to look at what the City wants. He said they need to identify the right of way needs. The large issue is the crossing agreement. He explained that Aviation Boulevard is in the City and traditionally with City roads, the City pays the lease and maintenance agreements. The exception is 16th Street, which is clearly in the City and the County pays the lease and maintenance agreements and he did not know why. He said this will have to be resolved. If they had the money today and that has not been resolved, the money goes away. He said there are several plans and documents that could be spread out on the table and placed on the overhead for the Commission to discuss during a meeting with himself, Mr. Phil Matson, Indian River County MPO Staff Director, and Mr. Richard Szpyrka, Indian River County Public Works Director. This way they can all get on the same page on what everyone wants. He reported that when the Corrigan's annexed their property into the City of Fellsmere, there was a requirement in their Annexation Agreement to build a flyover on 26th Street with the vision that people would go from US1 on 26th Street over I-95 to connect the Corrigan's holdings on both sides. He said there have been some preliminary discussions on how to go east of US1 and Aviation Boulevard to eliminate some of the traffic problems that the Hospital is experiencing with their new office building where many practices are consolidating into. He noted that the building is not even half full yet so traffic is going to get worse. He noted that the road around the Hospital, 36th Street, is privately owned by the Hospital. It

is not a County road. He noted that the County gave the Hospital a proposal of what it would be for the County to take it over and take care of it. He noted that this discussion is separate from this, but it could tie into the east side.

Mrs. Drndak said they spent a lot of time during the Master Plan process discussing complete streets.

Mr. Hodge thought it was also in the County's plans and then they revised their plans and got off of the completion and construction date.

Mr. Zorc said that he wanted to get the City and the County on the same page as to what they want so they could get the design and engineering into a projected pipeline so as funds become available they could do it in sections or multiple sections at one (1) time.

Mr. Zorc briefly gave a brief overview of other road projects in the County with the Commission. He felt they could hold a meeting with the focus on Aviation Boulevard and discuss some of the other areas in the peripheries. He said they would probably have some updates to report on, such as a recent agreement they have with the Florida Department of Transportation (FDOT) on the 43rd Avenue and Route 60 interchange.

Mrs. Drndak thought the Commission went with the complete streets idea to get the walk ability factor included (referring to the Airport Master Plan).

Mr. Zorc thought they could incorporate a lot of the things in complete streets in a boulevard design.

After discussion, the Commission members agreed to have Mr. Eric Menger, Airport Director, coordinate a meeting of the Airport Commission, the City's Planning Director, the City's Public Works Director, Commissioner Zorc, the Indian River County Public Works Director, and the Indian River County MPO Director to be held in the City Hall, Council Chambers.

4. NEW BUSINESS

A) Termination of Existing Lease and Execution of a New Lease – Paris Air, Inc.

Mr. Carlos Halcomb, Airport Administrative Manager, briefly went over the background information provided on the termination of the existing lease and the execution of a new lease between the City of Vero Beach and Paris Air, Inc., with the Commission members (information on file in the City Clerk's office). He asked the Commission members for conceptual approval for the lease to go forward to the City Council.

Mr. Wood made a motion to approve the termination of the existing lease and execution of a new lease. Mr. Hodge seconded the motion and it passed 5-0 with Mr. Calcagno voting yes, Mrs. Jordan yes, Mr. Wood yes, Mr. Hodge yes, and Mrs. Drndak yes.

B) New Lease – Capcan, Inc. (CJ Cannons)

Mr. Halcomb went over the background information provided on the new lease agreement between the City of Vero Beach and Capcan, Inc. (C.J. Cannons) (on file in the City Clerk's office). He asked the Commission members for conceptual approval for the lease to go forward to the City Council.

Mrs. Drndak said then this isn't really ready to go before the City Council because they have to wait for FAA approval.

Mr. Eric Menger, Airport Director, said they would be bringing this before the City Council at their second meeting in September and if they don't have FAA approval at that time they would request that the City Council approve the lease pending FAA approval.

Mrs. Jordan made a motion to approve the lease pending FAA approval. Mr. Wood seconded the motion and it passed 5-0 with Mr. Calcagno voting yes, Mrs. Jordan yes, Mr. Wood yes, Mr. Hodge yes, and Mrs. Drndak yes.

C) Revised and Updated Airport Minimum Standards

Mr. Menger briefly went over the revised and updated Airport Minimum Standards with the Commission members (on file in the City Clerk's office).

Mr. Halcomb asked the Commission members for approval pending FAA approval.

Mrs. Drndak referred to Article 9, *Through-The-Fence Operations*. She asked is there an agreement with Piper because this is requiring an agreement every year.

Mr. Halcomb said they are currently working through the requirements for Airport security improvements. He thinks that they might have a final solution on the through-the-fence operations with the security measures they would be putting in place.

Mr. Menger said they were going to put in a gate to close the Piper facility, but the cost was something like \$100,000 or \$150,000 per gate. He said they think they will be able to lower that price to about \$40,000 for both gates by using a laser beam motion sensor across the area.

Mrs. Drndak referred to Article 9, Section 3, *Access Agreement*. She asked do they have an agreement in place.

Mr. Menger said they have a use agreement in place, which they would be updating.

Mrs. Jordan made a motion to approve the revised and updated Airport Minimum Standards pending all approvals needed. Mr. Wood seconded the motion and it passed 5-0 with Mr. Calcagno voting yes, Mrs. Jordan yes, Mr. Wood yes, Mr. Hodge yes, and Mrs. Drndak yes.

5. OLD BUSINESS

None

6. CHAIRMAN'S MATTERS

None

7. AIRPORT DIRECTOR'S MATTERS

Ms. Kira Honse, Assistant City Attorney, gave the Commission members a copy of the Guide to the Sunshine Amendment and Code of Ethics for Public Officers and Employees that is produced by the Florida Commission on Ethics (on file in the City Clerk's office). She said this is a reminder that they are subject to the Florida Ethics Law. She asked the Commission members to look over the information and if they have any questions they can contact the City Attorney's office.

Mr. Menger asked for approval from the Commission members for the Chairman to work with him on preparing the Airport Commission's Annual Report to be submitted to the City Council in December. The Commission members agreed to have Mrs. Drndak and Mr. Menger prepare their Annual Report to be submitted to the City Council.

Mr. Menger gave an update on the Sun Aviation lease that was approved by the Commission at their last meeting. He reported that in order to be ready for the complete security program they are going to put into place an alternate means of compliance, which will allow them to fly 70 seat jets and 50 seat jets so they need more ramp space. He said the existing fuel farm is owned by Sun Aviation and is currently on the former Sun Aviation lease property. They plan to move it at the Airport's expense to the other side of the new Sun Aviation lease to allow the Airport to have the commercial airline service completely separated from the General Aviation (GA) service. This will allow Sun Aviation to lease the concrete area north of the Terminal building located in front of C.J. Cannons. In order to make up for the loss of the ramp area they need for the Airline they have to give Sun Aviation more ramp area. Staff is recommending the lease and are putting in the lease to allow the Airport to change it so that when the City receives grant funding to build a new ramp east of Sun Aviation, the Airport would take back the area in front of the Terminal building and lease to Sun Aviation the new ramp area.

Mr. Wood asked is Sun Aviation okay with that.

Mr. Menger answered yes. He said the only sticking point is some of the details on how they are going to make that transition and who is going to pay for what. He said they might have to ask Sun Aviation to pay the 20% portion of the grant that would cover the new ramp area and then they would lease to Sun Aviation the land underneath it. He said it is the same thing they did with Paris Air and Corporate Air.

Mrs. Drndak was concerned that they don't have public ramp space in front of the public terminal because the public would fly in and would not be able to get to the terminal.

Mr. Menger said the public will still have access, but it would be on Sun Aviation property and Sun Aviation can charge for parking.

Mrs. Drndak said that she wanted to make sure that was accounted for in the lease that the Airport would have the ability to have the public ramp space again.

Mr. Holcomb said that was in the initial negotiations with Sun Aviation. He felt that this would work out.

Mrs. Jordan asked are they talking about the vehicle parking in front of CJ Cannons.

Mr. Menger answered no.

Mr. Menger reported that the City recently sent a letter requesting support for changing Florida Statute 332 to allow for commercial airports enplaning less than 500,000 passengers to continue to receive 80/20 grant funding from the State. He noted that the Airport currently is in the neighborhood of about 5,000 enplanements. Currently as soon as an airport gets named a commercial service airport by the FAA the State grants go to 50/50. He said that would significantly affect the Airport's Capital Development Program. The FAA funding does go up, but it is limited to what FAA will fund, which is pretty much taxiways and runways. He said they do have two (2) Senators who agreed to cosponsor the Bill and they are currently looking for a House sponsor.

Mrs. Jordan asked if they have a lobbyist that they have access to.

Mr. Menger said it is himself.

Mrs. Jordan said the County has a lobbyist and they certainly have a vested interest in the Airport. She said that she didn't know where they, as Commission members, come about as being able to lobby on an issue.

Ms. Honse said it is okay as long as she makes it her "personal" business and not on behalf of the Airport Commission unless the Commission authorizes her to speak on their behalf. As an individual they can always voice their concerns.

Mrs. Jordan said having a company like Piper could be a huge help. She asked Mr. Menger if they were speaking with House Representative Erin Grall.

Mr. Menger answered yes.

Mrs. Jordan said House Representative Thad Altman has been part of this community previously and has a real interest in aviation in that he is a member of the Astronaut Foundation at Cape Canaveral.

Mr. Calcagno reported that there is a General Aviation Manufacturer's Association (GAMA) of which Piper is a member. He said there is a lobbyist organization that GAMA has employed in Tallahassee. This would be something that he would think would be supported by GAMA.

Mrs. Jordan asked Mr. Menger to keep the Commission up to date on the status of this.

Mr. Menger reported that the Airport Drive and the GA Apron projects are completed as well as Taxiway C. The Taxiway E project is under design, which should be completed by December. While Taxiway E is under design they are also coordinating with Hanson Professional Services to do the ramp next to the taxiway, as well as a hangar. He reported that the first public hearings on the budget will be held on September 5th with the final approval on September 19th. He reported that the Vero Beach Airshow will be held on April 21st and April 22, 2018 and tickets are selling fast. He reported that there are multiple developers approaching the Airport for business development opportunities, with some of them being hangars and a ramp on the North Apron, a restaurant and sports facility, and an academic campus.

Mr. Wood said that he is on the FAA Safety Team and they recently held a seminar on drones. He said that drones could be a major problem because there are a lot of people who think they are toys and drones can take down an airplane or helicopter easily. He said that Indian River State College agreed to have a course at their Ft. Pierce campus on licensing of drone operators. He reported that they are also trying to get drone education at the campus in Vero Beach. He said this is something very serious and they are trying to educate people noting that drones are not allowed within five (5) miles of the Airport and that covers the beach, which people are flying drones in that area because they are unaware that it is not allowed.

8. NEXT MEETING DATE

This item was discussed earlier in today's meeting.

9. ADJOURNMENT

Today's meeting adjourned at 12:05 p.m.

/sp