

A workshop meeting of the City Commission was held on November 6, 2012 at 5:00 p.m. in the Commission Chamber at the Municipal Administration Building. The meeting was called to order by Mayor Michael S. Carter.

COMMISSIONERS PRESENT: Christopher Lutton; Betty Wojcik; Jonathan Thornhill; Terry Y. Howell; Mayor Michael S. Carter;

COMMISSIONERS ABSENT: None.

CITY REPRESENTATIVES PRESENT: Terry Leary, City Manager; Clara VanBlargan, City Clerk, Jacquie Hawkins, Deputy City Clerk

[Meetings are recorded but not transcribed verbatim]

Agenda Item 2. Department of Economic Development – City of Lake Wales Airport Master Plan – “Draft” – presentation by Hoyle Tanner and Associates

Economic Development Director Harold Gallup recognized the Airport Authority Board and then reviewed Agenda Item 2.

The Master Plan:

- Is a longterm twenty year conceptual vision
- Is flexible
- It includes square footage of buildings, uses, roads and drainage.

Procedure:

- Sign and finalize the documents.
- Approval of the Plan by FAA.
- Market the airport as a general aviation facility with all the uses for development such as hangers, shops, mechanical services and a solar field for energy, the surplus of which can be sold back to the power company, if available,
- Use the \$3.5 to \$4.2 million for the runway extension
- Apply for grants for the sewer and water infrastructure.

Marketing:

- Talk to aviation companies, both corporate and commercial, and seek related industries.
- Capitalize on the CSX impact of rail, truck and air.

Commissioner Wojcik asked the following questions:

- Commissioner Wojcik asked if the Commission had ever determined the direction for the airport. Mr. Gallup said staff did not get direction from the Commission but the airport has been a loser for years and nothing has been happening out there because there has been no plan.

Commissioner Wojcik said that as part of their strategic planning in January the Commission needs to agree on some direction because there is a big difference in expenditures between a small general aviation airport and one that goes after major aviation.

Mr. Gallup said the infrastructure would be the same whether it is a large or small airport, up to a point. If a Plan is approved we can make changes in square footage and usage but won't have to depend on getting approval plan-by-plan each time a change occurs. He said because they will be basically starting with a blank slate, any addition out there will be an improvement because nothing has been done in decades.

- Commissioner Wojcik asked if the Plan addressed market feasibility. Mr. Gallup said they wouldn't be going after anything that couldn't be found in a small to medium sized airport. He explained that airport availability is a critical element when talking to companies.

Mayor Carter asked the following questions:

- Mayor Carter asked how the Plan would affect the current FBO agreement and on-going litigation. He said in recent years, there haven't been any aircraft leasing, repair, sales, and flight training which are part of the makeup of a municipal airport's traditional FBO services.

Mr. Gallup said the FBO has limited capacity but if it wants to, it can move into those areas. With this Plan the City doesn't have to wait like it has been doing the last two decades. We will go after whatever we can attract and the companies can choose to locate in the FBO area or on private grounds. He said we should NOT build just to be building only to find out we are in conflict or we locked ourselves into a limited physical plan because of unplanned construction.

Mayor Carter asked for confirmation that the City's hands are not tied as far as FBO services. Mr. Gallup said the FBO has a right to provide traditional aviation services, but if it doesn't provide a service, there is nothing to keep the City from providing it, though it would be questionable for us to, for example, compete for skydiving services because the FBO already provides that.

Mr. Gallup said the world of aviation is changing. The size of aircraft is changing. The operation requirements are changing. Airports are getting broader and we are hoping to capture more individual type planes that people would fly from their homes to a plant here in Lake Wales. The Plan will take time and will take capital investment, but will also gives us extra points for the FAA and DOT runway funding in 2014.

Mr. Gallup said the FAA is working on a ranking system and if an airport is rated as "inconsequential" there will be no chance of getting FAA or DOT funding. Having the runway at 5,400 feet will put us into a different class.

- Mayor Carter asked if the Plan will include services for repairing small engine planes. Mr. Gallup said they are looking to attract larger aircraft and companies that will service them but we will push for every service that we can, whether commercial or private, small or large.

Zacheriah E. Nelson, Senior Aviation Planner from Hoyle, Tanner and Associates, Inc, gave a PowerPoint presentation which included an introduction, development plans and technical analysis.

Mayor Carter asked where the numbers in the forecast were coming from and why it is forecasted that Lake Wales will grow faster than airports in other cities in Florida. Mr. Nelson said they build a blended model by looking at a number of things such as the Florida Aviation System numbers, FAA projections for aircrafts to be purchased, hours flown, the number of take-offs and landings, historical operations, populations, and Federal, State and Regional growth. He said they build a more aggressive forecast than the state or FAA might do because it gives us a better framework for planning. You can always back things off of a plan without removing yourself from the plan but if you have a plan that doesn't meet your demand, it's worthless.

Mayor Carter asked where the money would be coming from to extend the runway. Mr. Gallup said the 2014 funding is already in the pipeline, though it can go away and then put back. The more we have in the file, the more engineering, management planning and vision we have the better the rating points and the better chance of getting funded.

Mayor Carter asked if the runway would be funded at 100% and Mr. Gallup said they are asking for 100% funding but we may end up with less. Mayor Carter said we had some issues with acceptance on this grant in the past. Mr. Gallup said the issues were not for the runway grant.

Mayor Carter asked how the infrastructure would be paid and Mr. Gallup explained that they are going to ask for a \$150,000 grant /city funding for preliminary engineering, which will give us the points needed to go after a CDBG grant. Mayor Carter said that without that \$150,000 the project will go nowhere. Mr. Gallup agreed that it is critical.

PUBLIC COMMENT

Dale Marks, 4452 Waterford Drive, Lake Ashton said the plan looked good to him but unless you start with the building it won't look like a terminal and it also needs a restaurant. He explained a problem he had at the airport simply finding the gas pumps. He said he is disappointed and frustrated with the airport.

Commissioner Howell said they were trying to correct that with their future plans. Mayor Carter said the Plan was not an overnight fix or a solution to the traditional FBO facility.

Frank Gioscia, Airport Authority Board, said there use to be a restaurant at the airport but it doesn't exist anymore. He said that it's been a struggle but now they can see a little bit of light and the airport possibility is in a better position than ever with the CSX project hopefully bringing people into the area. He said that 95% funding from FAA is a pretty good number, which is what Ms. Allen told them they may get, even if 100% would be better.

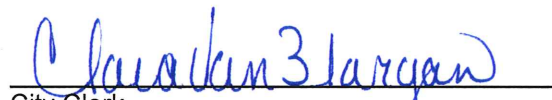
Commissioner Howell said she had a lot of questions but would wait to bring them up during the Strategic Planning workshop planned for January. She would like to discuss things like the restaurant and also having a shuttle service.

There being no further business, the meeting was adjourned at 6:10 p.m.



Mayor/Commissioner

ATTEST:



City Clerk