

**AGENDA MINUTES
CITY COUNCIL
CITY OF ARCADIA
SPECIAL ONE ITEM AGENDA MEETING
MONDAY, APRIL 2, 2015
5:00 P.M.**

The following minutes reflect action items of the City Council of the City of Arcadia. For a verbatim copy of the minutes, you may contact City Administration to obtain a copy of the recorded meeting.

CALL TO ORDER, ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE

The Mayor gave the invocation and called the meeting to order at approximately 5:00 p.m. with the following members and staff present:

Arcadia City Council

Mayor Judy Wertz-Strickland
Councilmember Susan Coker
Councilmember S. Delshay Turner

Deputy Mayor Alice Frierson
Councilmember Joseph E. Fink

Arcadia City Staff

Interim City Administrator Beth Carsten
City Attorney T.J. Wohl
City Clerk Penny Delaney

ACTION ITEM

Decision on one of the following options which were discussed at the March 26, 2015 Airport Workshop

- a. Contract with an FBO to manage the airport**
- b. City hire an airport manager**
- c. Combination of FBO contract and City of Arcadia managing airport**

The City Attorney stated that assuming there is a decision made tonight, it is solely for the Administrator to enter into negotiations and each of the options will require negotiations. He further stated that any deal that is reached will need to come before the Council for final approval. He also pointed out that Council would not be entering into any agreement or hiring an employee today. Deputy Mayor Frierson stated that she felt it had been discussed enough that Council probably had an idea regarding what they plan to do and she moved that they enter into negotiations with the Berrys for FBO. Councilmember Turner seconded the motion. The City Attorney asked if that was for option A and Deputy Mayor Frierson stated that it was for option A. Councilmember Coker stated that she liked option C; a joint effort between the City and the Berrys. Councilmember Fink stated that he would prefer to have something more akin to option

3 or C (listed as either in two different documents), but stated his problem with option C is that it didn't specify anything that is picked up by the City. He stated he would like to see more included on the City's end. He felt they had left themselves open to a rude awakening in Option A or C or one (1) or three (3), because she doesn't know what they want (she being the Interim City Administrator); although she has a general idea. He stated they had not discussed, by consensus, whether they want five (5) or ten (10) years, a fuel farm or no fuel farm, etc.

Deputy Mayor Frierson stated that the city government has no business trying to run the airport and if the City hires a manager, then ultimately the City will pretty much be running the airport. She advised that the City does not have the knowledge or the staff to do so. Mayor Wertz-Strickland asked what she felt about the City of Arcadia and a FBO managing the airport as a combination which is the third option. Deputy Mayor Frierson stated that she would like the FBO to be responsible for the fuel farm; to have more or less control of the airport.

Councilmember Fink suggested she turn her eyes to Sarasota County and their government managed Sarasota/Bradenton International Airport. He stated that it is all publicly managed.

To clarify, Ms. Carsten stated that option one contemplates that the FBO is the manager of the airport. With the current contract, the FBO collects all the rents and we share a portion of that with them for their part of the administration. In option three, the FBO would manage the daily functions of the airport, but the leased buildings are not a part of the FBO, but managed by the City. The City would handle the administration work of collecting the rent, billings, etc. and the City would handle 100% of it rather than sharing the 90%/10%. Ms. Carsten stated that there would be some sharing of the duties such as mowing. Deputy Mayor Frierson asked Ms. Carsten if she had done a cost analysis as to what would be spent for the City to do the collection and all as opposed to sharing with an FBO. Ms. Carsten stated that it was a very little amount of what it would take once the templates were done; a couple of hours a month.

Councilmember Fink asked what the monetary value would be that the FBO would be giving up and Ms. Carsten advised it would be 10% of the rents that they would no longer receive. He stated that he would like to see more than one (1) FBO to deal with. Mayor Wertz-Strickland stated that it was her understanding that when they advertised, there were about fifteen (15) people interested, packets were sent out, but no one responded.

Councilmember Coker stated that she would like to go with an FBO at this time and with new Council and there not being a regular City Administrator, she didn't feel they were ready to bite onto a manager or deal with all of that aspect, but at the same time, she would like to negotiate something that benefits the City as well as an FBO, and work to let Rickey Hilton increase his business as well. She felt a three (3) or five (5) year lease with the Berrys would allow the City to reevaluate and see where they are at that point. She stated she was not comfortable with taking over the airport, but also not comfortable with giving it all over. She again stated she would like to look at option three (3) or C.

Deputy Mayor Frierson stated she trusted Mr. Wohl and Ms. Carsten to make a good contract that is good for the City and good for the Berrys. She stated that there is such a thing that if the contract is not working out for either party, then it can be voided. Mayor Wertz-Strickland stated she felt there needed to be a honeymoon period in the contract whether it be one (1) year or two (2) years just in case it doesn't work out. She agreed that she trusted Mr. Wohl and Ms. Carsten to start some kind of negotiations to get something in place to run the airport.

Mayor Wertz-Strickland opened it up to the public for comment. Jackie Scoggin of 117 S. Hillsborough, Arcadia, Florida stated that she felt the lease should be no more than five (5) years until they learn what the Berrys are all about.

Greg Smith of 5750 SW Hull Avenue, Arcadia, Florida suggested it be re-advertised because people would know that they were basically giving away the farm because of the way it looks. He stated that the City basically gave away \$3 million in revenues that would have been coming into the City if the City had had control of it.

Susan Cavas Smith of 5750 SW Hull Avenue, Arcadia, Florida stated that she agreed with Councilmember Coker in that they are a new Council and stated they should not tie their hands for five (5) to fifteen (15) years. She recommended keeping the fuel farm and making the money on the fuel. She felt they should get a manager to do it.

Mayor Wertz-Strickland called for a vote and the City Attorney confirmed that the motion on the floor was for option A. Deputy Mayor Frierson added for Ms. Carsten and Mr. Wohl to begin negotiations and she voted in support of the motion. Councilmember Coker and Councilmember Fink were not in support of the motion. Mayor Wertz-Strickland and Councilmember Turner voted in support of the motion. Mayor Wertz-Strickland stated that this was for negotiations only. She advised that Ms. Carsten and Mr. Wohl would try to negotiate and bring it back to the Council with recommendations for Council to vote on.

Councilmember Fink stated that he felt it was incumbent upon them to give Ms. Carsten and Mr. Wohl an idea of what Council want them to negotiate. He felt Mr. Moon's suggestion from last week was one of the best suggestions he had heard. He stated that he felt Mr. Hilton has shown that he is a person of substance and needs to have a proper venue. He suggested staff be instructed to investigate so that Mr. Hilton could go for the 6,000 sq. ft. mechanics structure and that the rest of the structures be negotiated with the FBO. The City Attorney stated that he may need to talk with Mr. Moon about it, but according to the minimum standards, the FBO has to control the 6,000 sq. ft. hangar. Councilmember Fink stated they authorized that as voice vote and they could take it out by voice vote. Mr. Wohl stated that his concern was that this was what was submitted to the FAA and Mr. Fink was not the one who gets to tell the FAA how to do it. Mr. Wohl pointed out that it states the 6,000 sq. ft. hangar; it doesn't state 6,000 sq. ft. of hangar space. He stated that he didn't think it was a mere coincidence that the maintenance building is a 6,000 sq. ft. hangar. Mr. Wohl stated that his position in reading it is that it's pretty clear what it's referring to. He advised that Council had every right to overlook his legal opinion, but he did want them to know that when you have a 6,000 sq. ft. hangar there; he stated it was difficult to

interpret that to mean 6,000 sq. ft. of hangar space. Mr. Wohl stated that he would talk to Mr. Moon about it a little more and see what they can do.

Mayor Wertz-Strickland stated that she felt they needed a short-term lease with a period of time to see if the FBO is compatible with the City and have a way out if that does not take place.

Councilmember Coker stated that regarding the negotiations, she didn't feel that free rent is something that she is up for negotiating at all. She stated that if the Council is going to go with a FBO, she is interested in getting value for the City. Councilmember Fink agreed with Councilmember Coker.

Gary Frierson of 820 W. Gibson Street, Arcadia, Florida, stated that Councilmember Fink was correct in that the Sarasota/Bradenton Airport is government managed and has an airport authority, but he pointed out that the airport authority does not run any businesses there. He advised there are two (2) FBOs there who manage the hangars, the fuel, the ramp tie-downs and they own the main terminal building that they rent out to the airlines. He further advised that they run a property management which is what the City of Arcadia is doing.

Rickey Hilton of 2807 NW Haile Dean Road, Arcadia, Florida, suggested negotiating all three (3) options and coming back to Council to present everything to them.

ADJOURN

Having no further business at this time, Mayor Wertz-Strickland called for the meeting to be adjourned. The meeting was adjourned at 5:49 P.M.



ADOPTED THIS 5th DAY OF May, 2015.

By:

Judy Wertz Strickland
Judy Wertz-Strickland, Mayor

Penny Delaney
Penny Delaney, City Clerk