

MINUTES OF THE MEETING OF THE BOARD OF COUNTY COMMISSIONERS  
BREVARD COUNTY, FLORIDA

9:00 AM

The Board of County Commissioners of Brevard County, Florida, met in special session on January 29, 2015 at 9:00 AM in the Government Center Commission Room, Building C, 2725 Judge Fran Jamieson Way, Viera, Florida.

**CALL TO ORDER**

9:00 AM Meeting called to order on January 29, 2015 at Florida Room, Florida Room, Viera, FL.

<b>Attendee Name</b>	<b>Title</b>	<b>Status</b>	<b>Arrived</b>
Robin Fisher	Chairman/Commissioner District 1	Present	
Jim Barfield	Vice Chairman/Commissioner District 2	Present	
Trudie Infantini	Commissioner District 3	Present	
Curt Smith	Commissioner District 4	Present	
Andy Anderson	Commissioner District 5	Present	

**ITEM I.A., CENTRAL SERVICES BUDGET PRESENTATION**

Teresa Camarata, Central Services Director, stated Central Services provides excellent customer service to County departments and agencies, ensuring the best value and most efficient performance of Asset Management, Facilities Management, Fleet Services, and Purchasing Services. She added, it keeps track of all the assets that are purchased with County money; they purchase the assets; provide fuel for the vehicles; keep the lights on and the roofs from leaking; and provide everything that the other departments and agencies need to do their jobs to serve the citizens of Brevard. She continued to say there are four areas to oversee, which are Asset Management, Facilities Management, Fleet Services, and Purchasing Services; and additionally the Clerk to the Special Magistrate, who provides administrative support for the Code Enforcement and Contractor Licensing hearings. She stated Asset Management is responsible for the accountability and to safeguard capital assets under the jurisdiction of the Board of County Commissioners; they collect unused surplus property collection, redistribution, and disposal; annual physical inventories and validation of capital equipment; and construction and infrastructure recording and reconciliation. She went on to say Facilities Management is responsible for approximately 1.6 million square feet of buildings; there is a construction team, that includes two general contractors who oversee all of the renovations and new construction; and there is a building assessment team that provides staff with a report card of the condition of the billed assets on a scale of one to 10. She explained Fleet Services is a staff of ten, seven technicians who maintain and serve approximately 800 passengers and 500 to 600 motorized pieces of equipment; they maintain the fuel sites at nine locations Countywide; and provide maintenance and repair to 188 emergency generators. She went on to say Purchasing Services is responsible for all of the competitive acquisition of commodities and services; they average up to \$200 million in purchases a year, approximately \$57 million were by formal solicitations in 2014, which means those are the projects that require advertising, bidding, negotiating, and Board approval; and because of the good work they do, they avoided \$16 million in additional expenses to the County. She stated the Central Services Budget is \$31,983,050; that includes \$6.3 million for internal service charges; \$16.7 million in Capital Balance Forward; \$8.7 million General Fund transfers; and there is the \$599,000 correctional impact fee transfer, which is specifically for improvement for the jail that are related to the growth at the jail. She went on to explain Asset Management has seven employees; Fleet Management has 10 employees; Purchasing Services has nine employees; and Facilities Management 47 employees, for a total of 73 employees. She stated General Transfer for a

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total of \$8,709,122 million is divided with \$7.9 for Facilities Management; \$386,567 for Purchasing Services; and \$431,283 for Asset Management; and Fleet Services does not have General Fund Transfer. She explained the General Fund supports \$2.9 million in salaries and benefits; \$2.3 million for electricity, water and gas; \$1.2 million for building services; \$1 million building maintenance; and \$455,834 for property insurance. She noted the Facilities General Fund transfer is 30 percent, and is dedicated to support the jail; \$5,391,272 are for all other facilities; that is a total of \$7.9 million in Facilities General Fund.

Commissioner Fisher asked if the jail is using energy efficient equipment. Ms. Camarata responded yes, the biggest one being the water savings, which is about \$300,000 a year; and remember that savings will be dedicated to the debt service. Commissioner Smith asked how the County saved \$300,000 on water. Ms. Camarata stated in 2014 the Board approved the Energy Performance Contract; and therefore, Central Services is putting new devices in the jail that prevent the inmates from flushing the toilets repeatedly, and taking two hour showers.

Ms. Camarata stated the trend that Central Services has seen over the years is the General Fund dollars being reduced, and the square footage going up; Facilities General Fund saw a drop in employees; staff cut services; one of the biggest money savings was the employees now take their own trash to the collection station in the office. She added, staff saw a change in the janitorial contract from \$800,000 to 400,000; also contributing to that is the electrical savings from not having the lights on at night; and it went to daytime cleaning.

Commissioner Anderson asked if there was support from the jail trustees. Ms. Camarata responded no, facilities used to use the trustees to augment the billing services, but staff no longer does that. Commissioner Fisher asked it is because they are not available or for security reasons; with Ms. Camarata responding it is security. Commissioner Smith stated staff has saved \$700,000 with a little extra effort and thinking out of the box. Ms. Camarata stated Central Services went to Ox Sensors lighting; if he or she has ever walked out into the lobby or the restrooms, if people are not moving around all the light will turn off until someone comes back in. Commissioner Fisher stated in 2008/2009 the Board had to make the cuts because the revenue was not there; everybody got creative; it is not unusual to be down 30 percent in employees; and there were some hard decisions made in those years.

Ms. Camarata continued to Internal Service Charges that total budget \$6,288,690; a big part of that, \$3.5 million, is collected in fuel charges and that comes from the nine fuel sites Countywide; the Facilities rent is collected through the cost allocations plan, and that is a shared expense; and that is a pro-rated amount that is collected through the cost allocation plan to support the other department and agencies. She went on to say when someone takes their vehicle to Fleet, they pay for the parts, they do not pay for the labor; and all of the vehicles are expensed through the cost allocation plan.

Commissioner Infantini asked if staff ever implemented some type of security camera at all of the fuel station; like the fuel station down in the south beaches and Valkaria Airport; and some type of security so that people who should not be getting fuel are not, or that employees are only getting it for County vehicles, as opposed to other vehicles. Ms. Camarata responded staff does not have security cameras on the fuel stations; one, is the expense, and the other is he or she has to know that something has happened to know to go look at the video. She noted, it is very time consuming to look at video after the fact. Commissioner Infantini inquired if there had been any kind of tracking. Ms. Camarata stated each vehicle has a fuel key that is used to access a pump; the employee is required to input their odometer reading when they put the key pump, and if it is not within a tolerance that is reasonable, he or she cannot get gas; and there is a new fuel tracking system.

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Rob Biller, Fleet Manager, explained they are using the fuel track software; as mentioned, one has to have fuel to a certain window; staff is tracking the actual report miles per gallon for each vehicle, so if there is anything out of the norm it will stick out like a sore thumb; and staff is also transferring the information into the new maintenance office, where it also tracks maintenance by mileage, and when vehicles start showing too early for mileage staff will also know there is a fuel issue. He added, they are refining the procedures and tightening up the controls; a lot of people had a fuel window of 800 miles, where they only had a small car, so staff is tightening it up the 200/300 miles; and each morning staff is now going through it manually inspecting each one of the reports. He noted, staff can see who is fueling at odd hours and odd times.

Ms. Camarata stated in developing the budget this year, Facilities and Purchasing will be working with departments on the Capital Improvement Program (CIP) to look for opportunities to consolidate purchases and provide estimates for new projects that are coming onboard. She talked about Asset Management operating out of a old modular that was installed at Parkway in 1986 that is decaying; in 2014 it spent \$7000 to replace a leak in the roof, and it is throwing good money after bad. She noted, staff has to find another warehouse to house Asset Management. She continued to say the increases in County inventory and surplus sales have become challenging with existing staffing levels; expansion of marketing strategies through the implementation of online auctioning have started; and it has generated \$597,864 by auctioning surplus property in FY2014.

Commissioner Smith asked where the money goes from the surplus sales. Ms. Camarata responded the money is returned to the department whose property is was; and this year staff began collecting an administrative fee. She noted, the departments generate a lot more in their sales than it cost the General Fund to fund them. Commissioner Smith inquired how much space does staff need to replace the modular building. Ms. Camarata stated staff could use 15,000 square feet.

Ms. Camarata stated Asset Management generated in 2014 a revenue of \$600,000; it was distributed among the departments; and their budget was \$430,000. She added, the Facilities Department continues to focus on prioritizing the replacement of antiquated building components with newer, more efficient systems; the \$15 million Energy Performance Contract currently underway is going to result in an annual savings in Utilities of \$1 million; and that is sufficient to pay back the principal and interest on the loan the Board took out last year to pay for the contract. She advised there are some additional challenges on the horizon, the Brevard Health Department has been in a inadequate rental in Melbourne for many years; they are beginning to build a facility in south Brevard; and that will free them up from a \$175,000 rental. She stated last year the Board was deeded the Brevard Correctional Institute when the State ceased to operate the prison there, they gave Brevard County the property back; the property is in disrepair; and staff is currently working on demolishing the dorm's.

Commissioner Infantini inquired if the Brevard Correctional Institute property could be sold; the County gave it away, and they gave it back; and it does not seem like there is a very big pressing use for it. Commissioner Barfield stated he believes the property has some environmental issues. Ms. Camarata advised that is what staff is finding out now. Stockton Whitten, County Manager, asked what the acreage is on the property; with Ms. Camarata responding 108 acres. Mr. Whitten stated the Sheriff has some needs for some portion of the property; and he suggested the Commissioners take a tour of the property. Commissioner Smith stated he has taken a tour and the Sheriff is interested in a small portion of the property. Commissioner Fisher inquired if the County was asking for additional funds to demolish the buildings and get it ready for sale; with Mr. Whitten responding yes. Ms. Camarata stated they currently have \$900,000, but about \$100,000 of that will go towards the environmental cleanup and it is estimated the demolition of the buildings on the interior will be closer to \$2 or \$3 million.

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Ms. Camarata stated in the spring the Tax Collector will locate an office in Viera; there has been a lot of renovation and consolidating offices in the first floor Building A. Commissioner Fisher asked when the Tax Collector will move in; with Scott Barrett, Facilities Manager, responding in June. Ms. Camarata went on to say the John Rode warehouse that was purchased in 2012, has not definitively allocated to a department. Commissioner Fisher stated he toured the building this morning and it is a nice piece of property; and he is surprised that the building does not work for Lori Scott, Supervisor of Elections. Commissioner Anderson stated the Board had talked about putting Asset Management there to resolve the problem of the modular.

Mr. Whitten stated staff is ready to go; it is a policy decision with regards to space for the Supervisor of Elections; recall that last year the Board directed staff to go again and look for properties for the Supervisor, and that is ongoing; and the County has to either begin to use the building or sell the building. Mr. Whitten reminded the Board the domino effect was if she moved out of Lake Drive, and that was good in terms of space for Asset Management; and he reiterated staff is ready to go in terms of using it for Asset Management and other storage needs. He noted the County also has to store records for the Public Defenders and State Attorney's Office; and the Board has to resolve the issue of space for the Supervisor of Elections.

Commissioner Infantini suggested selling the property would be a really great opportunity; at this point it seems to be excess capacity; then there is the EELs building, which would seem it exceeds the need for space and some of the space could be converted into space for the property of the Public Defender for storage; and some of the solutions now are really on the table.

Commissioner Anderson stated the County would get a profit off the John Rodes warehouse now with the market where it is at; however, to go buy something else it will be paying in the same market.

Commissioner Smith agreed that the John Rodes is good property; Supervisor of Elections does not agree with the Board, so based on the directive look at other properties, he looked at the property on SR 520 and it was even nicer than John Rodes; and it is built for heavy duty trucks and has a lot of open space, so there it very little reconfiguration of the space needed. He talked about making a trade between the John Rodes and this property; the problem is the County has not gotten back to the bank; the bank has a cash offer on the property on SR 520 and the Board has to decide if they are going to move forward with that; and the County can purchase the SR 520 property for less then it paid for the John Rodes property. He noted the County may get left behind on the property on SR 520.

Mr. Whitten reiterated in terms of space needed; John Rodes is not surplus, because Asset Management needs 15,000 square feet, and it is rental space for the County records. Ms. Camarata stated there are records storage on the third floor of the Central Reference Library. Mr. Whitten noted staff could easily fill up John Rodes with the existing needs. Commissioner Smith suggested to keep John Rodes and move forward to see if it can do something with the property on SR 520. Mr. Whitten stated he does not think they are going to get there, if there is a cash offer on the market. Commissioner Smith advised the broker stated he indicated he would take our interest to Suntrust Bank and perhaps they would delay the rush to take the offer if they knew the County was serious about purchasing the SR 520 property. Mr. Whitten stated Ms. Camarata made a call to the broker yesterday, again that is a policy decision for the Board; is it going to keep John Rodes, or sell it and attempt to buy the property on SR 520; what he is saying it if that staff has ongoing square footage needs that are not addressed; one can not store what the County stores in modular for any period of time, much less 30 years; and all of these are statutory requirements. He asked to think about the space needs and remember that

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Asset Management is in a 30 year old modular; and reiterated the requirement to store the records from State Attorney, Public Defender, and the Central Reference Library for the County records. He stated it could take the 30,000 square feet from John Rodes and fill it up tomorrow; staff has not done that because it is waiting to resolve the issue of space for the Supervisor of Elections.

Commissioner Infantini stated concern about using the John Rodes facility that was designed for office space; it would seem like it would be cheaper to build on excess land, which the County has tons of land; and she would think there is a lot more in the John Rodes facility. Commissioner Fisher suggested Commissioner Infantini go look at it, because it has a lot of warehouse space and loading docks.

Commissioner Fisher stated it sounds like the criteria for what the Supervisor of Elections needed has changed some; he was under the impression, because of population that the Board needed to find property south of Pineda Causeway and I-92, therefore it shifted south of Pineda Causeway and now it can go as far as SR 520. Mr. Whitten stated staff is responding to Ms. Scott's requirements; Ms. Scott has said the SR 520 building would work for the Supervisor of Election Office. Commissioner Fisher remarked that was not the criteria before. Commissioner Smith stated he thinks the SR 520 would be better suited for her needs; it is about the same size, about 30,000 square feet; it is already designed with loading docks that are at grade so there is no flooding involved; and there is excess property, another 5 acres of buildable property; and the Board needs to go forward with a new Emergency Operations Center (EOC), there is a desperate need for improving. He added, the property on SR 520 would give the County the property and it has the opportunity to buy it for less than what the County paid for John Rodes. Commissioner Fisher stated he is not opposed to the SR 520 building if that would make sense; he was against the fact that the County has a building on John Rodes, paid \$1.6 million for it, and everything else was \$2 million improvements; the Board's obligation to the Supervisor of Elections and Tax Collector is to get the best value and John Rodes was a good value and fit the needs; and he was opposed to spending \$3 or \$4 million, so if SR 520 is cheaper and it works and the Board can move forward he is not opposed to that.

Mr. Whitten stated if the Board wants staff to pursue the SR 520 property; the issue is SR 520 is meeting the Supervisor of Elections so she is going to tell he or she what meets her operation needs; if the building on SR 520 is that, and the County is going to maintain John Rodes staff is going to need dollars to do that; and he does not know if Euri Rodriguez, Solid Waste Director, can flow whatever it needs. Commissioner Smith stated they are asking \$1.5 million ; he does not know what the cash offer is; and the bank was resistant to the cash offer, but since they had not heard back from the County. Commissioner Fisher asked if the County would need to do improvements in the building. Commissioner Smith stated the County would need to spend about \$200,000 to air condition the back warehouse section. Commissioner Fisher inquired if the Board is willing to allow to borrow from Solid Waste, Mr. Whitten does not care, at the end of the day he would like it off the agenda. Mr Whitten stated if Solid Waste has the ability to loan the General Fund \$1.5 million and amortize over 15 years, obviously for the Budget 2015/2016 the Board is going to have an increase in the expenditures because he will have to make a payment to Solid Waste. Commissioner Fisher stated timing is important; he does not think John Rodes goes to waste because the County has other needs.

Commissioner Fisher asked Tim Bobanic, Chief Deputy Supervisor of Elections, if the building on SR 520 will work. Mr. Bobanic responded it works for warehouse space, it does not address administrative and warehouse combined which was our ultimate goal; and it is going into a presidential election and the current warehouse facilities are completely inadequate. Commissioner Fisher stated not only will they need the SR 520 building, they need additional buildings for administration needs. Mr. Bobanic stated the goal ultimately, is to put administrative and warehousing under one roof; the SR 520 building does meet the warehouse

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needs and training facilities needs, because there is space in the front for training needs. Commissioner Anderson asked if the County going to have to buy something else after this. Mr. Bobanic reiterated the ultimate goal is to have administrative and warehouse needs combined. Commissioner Fisher stated the Board believes John Rodes meets administrative and warehouse needs; and now the question is, if the Supervisor of Elections goes to SR 520 is that going to meet administrative and warehouse needs and the Board does not have to have another discussion about this issue. Mr. Bobanic stated it is not going to meet the administrative needs and will not remove the necessity of using the rooms in Building C. Commissioner Smith stated if John Rodes works then SR 520 works better. Commissioner Fisher stated he would hate for the County to buy SR 520 and find out that it does not meet the administrative needs. Commissioner Smith advised Ms. Scott indicated that to him she would have the space; and he asked what is the amount of office space on SR 520. Mr. Bobanic responded 4,000 square foot of office space. Commissioner Smith stated that has a lot training possibilities, and Ms. Scott still has office space in Building C. Commissioner Fisher noted part of the plan was to move the Supervisor of Elections out of Building C. Mr. Whitten stated yes, he would like to have the room back in Building C; Ms. Scott has said she would need to maintain a satellite office in Building C, and he is fine with that; during the election if staff is going to meet her space needs that is she no longer requires the need of the Florida Room and Atlantic Room, that is meeting her needs from his perspective.

Commissioner Fisher stated the desire of the Board is try and work with Ms. Scott on the SR 520 building, and also the desire of the Board is after putting in air conditioning and renovation needed on SR 520, that the Board is not going to be asked to build or find additional administrative space, that the building needs to suffice the needs. Commissioner Fisher asked if there were renovations done on the buildings they are in now. Ms. Camarata replied yes, staff put in a American Disability Act (ADA) restroom, a new roof on the 15,000 square foot building, ramps, and lighting. Commissioner Fisher asked what is the intention of that building once the Supervisor of Elections is out; with Mr. Whitten responding Asset Management would move in to that building.

Ms. Camarata stated the Public Defender and State Attorney are still in rental space and that is costing \$60,000 a year; the County got out of another lease when it bought the John Rodes facilities and the Public Defender and State Attorney are very close to the John Rodes in a warehouse; and the 3rd floor in the Library where there are records stored is not really satisfactory for that use.

Commissioner Barfield asked what other Facilities buildings the County has that are not being occupied that it could potentially be surplus; he knows about the old Health Department on Cedar Street; and inquired if is there a list. Mr. Whitten replied that there probably is; when one talks about the assets of the County, he or she talks about surplus land; the only building that the County has unoccupied is on Cedar Street; and other than that it is in rental space and staff is trying to get the Health Department out of rental space. Commissioner Barfield inquired if staff could try and sell Cedar Street to get it back on the tax roll. Mr. Whitten responded staff would bring back a plan for that.

Ms. Camarata pointed out the Energy Performance Contracting project is truly budget neutral; staff did borrow the money to do the projects, but is was the only way it could have received deferred maintenance on many things that had been on deferred maintenance list for up to 10 years accomplished; and it averaged out the projects and had a very short return on investment with some that had long returns. She went on to explain the Fleet Services upgrade on the software is going to provide meaningful data that will help the departments what the real cost to operate vehicles; they established an in-house tire repair service; replacement of underground fuel tank at Cone Road, in Merritt Island; and preventive maintenance scheduled automatically based on odometer readings entered at the fuel pump.

Commissioner Barfield asked if the County buys bulk fuel; with Ms. Camarata responding yes. Commissioner Barfield asked if it buys it under a contract. Leslie Rothering, Purchasing Manager, stated currently they utilize a cooperative contract with the School Board; and there are other municipalities in Brevard County that are on the contract and it has been using that for the last five to 10 years. Mr. Whitten stated the Board does have the ability to contract and if it is something staff should look into, they will.

Ms. Rothering talked about the trends and issues of Purchasing Services, which are reviewing capital requests, consolidating department requirements, leveraging larger volume purchases, and negotiating with suppliers; improved contract monitoring by auditing contracts to ensure proper contract pricing; and participation with cooperative purchasing groups. She added, they have been participating in the review of all procurement-related agenda reports exceeding \$100,000.

Ms. Camarata concluded by talking about the critical needs of Central Services; they were not able to get the roof at Melbourne Courthouse or Moore Justice Center in the Energy Performance Contract; they have 192 plumbing cases that are rusted and need to be repaired totaling \$575,000; and electrical modifications has a \$1 million worth of obsolete locks at the jail that need repair.

Commissioner Anderson asked about fleet operating expenses fuel being budgeted into the line item. Ms. Camarata stated it is budgeted into resale items. Commissioner Anderson inquired where the price per gallon was budgeted last year for fuel this year. Ms. Camarata responded, no. Commissioner Fisher stated it is budgeted \$4 million. Commissioner Anderson stated the Board should see a savings in that area. Commissioner Fisher noted the County will not spend \$3.4 million unless staff is driving more. Mr. Whitten stated whatever it costs, plus at the pump at the County's cost that is what is charged out to the departments. Commissioner Fisher asked if the County was paying market rate for fuel or less than market rate. Mr. Whitten stated the County does not pay market rate, and staff will tell the Board before the end of the meeting.

#### **ITEM I.B., SOLID WASTE BUDGET PRESENTATION**

Euri Rodriguez, Solid Waste Director, introduced the Finance Officer, Ed Mack who just started to work with Solid Waste last month. Mr. Rodriguez stated Solid Waste mission statement is to protect public health by providing an efficient and environmentally sound Solid Waste Management System; and that is what they have tried to do through the years. Mr. Rodriguez advised in the State of Florida a county is required provide disposal capacity for its citizens, including municipalities; and the municipalities are not required to take their garbage to the counties, except for in Brevard County. He noted, in 1967 'The Brevard County Solid Waste Disposal Act' was approved by the Florida Legislature. He stated it granted the Board the power to establish a solid waste disposal system; and required all entities to use the system, giving the County flow control over the waste stream; on October 1, 1977, the Central Disposal Facility (CDF) opened its doors with an 80-acre landfill and a shredder plant with tipping floor; and the tipping floor is still in use today as the citizens drop off center. He went to say the Melbourne Transfer Station is known as the Sarno Transfer Station; the Titusville Transfer Station is the original one from 1977, and is still in operation; and staff is fabricating the parts when it breaks down, but it never has run at a 100 percent capacity. He noted, staff is having the Capital Improvement Plan (CIP) have some money separated for purchase of land in the Titusville area in order to build a new transfer station sometime in the future. He went on to say several additions to the system were made through the years; in the late 1970's the County acquired an existing 100-acre landfill next to the Melbourne Transfer Station; it used to belong to the City of Melbourne and they gave it to Brevard County; and in 1990's a 2,980-acre property along US 192, was added for future expansion of the system. He added, Mockingbird

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Way Recycling Facility was built in the mid 1990's to provide service in the north portion of the County, Titusville, for yard waste, white goods, and other disposal items. He talked about Class I Waste is household garbage; it is collected curbside; and received directly from homeowners at the CDF, Sarno Transfer Station and the Titusville Transfer Station; Commercial Waste is collected by franchise haulers; and received directly from businesses at CDF, Sarno Transfer Station and the Titusville Transfer Station. He went on to explain Class III Waste is yard waste; collected curbside; received directly from homeowners at CDF, Sarno Road Landfill (SRL), and Mockingbird Way Recycling Facility; and Construction and Demolition is received directly from homeowners at Mockingbird, CDF and SRL. He stated the Disposal Municipal Service Benefit Unit consists of all improved property in Brevard County, except for Patrick Air Force Base, Cape Canaveral Air Force Station and Kennedy Space Center, receiving the benefits of disposing of municipal solid waste in Brevard County; and it includes two landfills, which are Sarno Road Landfill and Central Disposal Facility. He continued to say the Central Disposal Facility disposals of Class I and Class II materials; yard waste is mulched and retained at the facility for use as cover material; tires are collected and sent out of the County and currently converted to tire mulch; and metals and white goods are collected and sold for recycling. He advised recently it started separating cardboard, it is now collected and sold; it recycled 219 tons; revenue of \$18,962.78; and two balers funded in less than two years. He continued to say it also collects household hazardous waste collection centers are for materials originating from residential properties. He stated Solid Waste does their own maintenance, the new maintenance fleet and facilities opened last year; they have their own fuel and also repair tires; and Landfill Gas to Energy is in partnership with Brevard Energy Services, the plant burns the landfill gas for conversion to electricity sufficient to power 5,668 homes. He added, fuel is one of the major costs to Solid Waste; he is very concerned about fuel to the point, recently, they have started buying highbred bulldozers; the bulldozers have a smaller engine on it that is run by diesel; and he is having about 30 percent fuel savings cost. He noted, the bulldozers do cost more; payback is around two and a half years; and it keeps them about four years. He talked about Capital Improvement Projects at CDF; the new scalehouse entrance will repair a portion of Adamson Road and build a new scalehouse further into the property improving vehicular traffic on Adamson Road; the CDF expansion Cell 1 is a 42-acre Cell located just south of the existing slurry wall landfill; the current landfill is expected to run out of space in 2017; and new cell should last at least five years. He continued to say services rendered at Mockingbird Facility is yard waste that is mulched; it is also given free to any resident; and the remaining product is sent to the Wheelabrator Plant located in Polk County for burning to produce electricity. He went on to say other services rendered at Mockingbird Facility are metals and white goods are collected and sold for recycling; citizens drop off for construction and demolition materials originating from residences; and household hazardous waste collection centers are for materials originating from residential properties.

Commissioner Fisher asked how much is the recycling extending the life of the landfill property. Mr. Rodriguez responding in curbside or in general; there is a difference; recycling is going to occur for economic reasons one way or another for a certain percentage of it; it will always pay to recycle aluminum and metals; and to answer the question, from the curbside the increase would equate to one or two months of slurry wall landfill capacity left. Mr. Rodriguez continued to say one takes the new landfill and it has a 25 to 30 year life of it the percentage is going to be a lot higher, he is talking about several years worth of capacity that would be consumed if they did not recycle. Commissioner Fisher asked if Solid Waste was going to close out a plant in 2017, and because of recycling does that extend it to 2020, does it change it. Mr. Rodriguez responded when one calculates the life of the landfill, there are a lot of variables to consideration, first is taking the last 10 years worth of averages of what it has consumed; any spike in recycling it goes into a 10 year average, and yes it does effect it; and he does not expect to run out of capacity at the same date the engineers gave staff, which is September 2017. He noted, he expects to run out of capacity at the beginning of 2018; the recycling that they are currently doing, which is around 52 to 54 percent. Commissioner Fisher inquired about

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the next 10 years, forget the 10 year average. Mr. Rodriguez stated it will have an impact, and staff is talking about extending the life of it for 15-20 percent.

Mr. Rodriguez stated services rendered at Titusville Transfer Station is that it receives and transfers Class I waste from the north areas of the County to the Central Disposal Facility; this transfer station has been in operation since October 1977; the Sarno Road landfill has a transfer station, a landfill, and a new household hazardous waste facility; it receives Class III materials for disposal; and is currently building a ten-acre expansion where the north lake was located. He explained before the storm came along they were running out of capacity; the projection for 2002 was the Sarno Road landfill was running out of capacity; staff started redesigning, they took the existing road and found a place to relocate to another place to use more of the capacity. He continued to say yard waste is mulched and retained at the facility for use as cover material, it is also given to residents; and the remaining product is sent to the Wheelabrator Plant located in Polk County for burning to produce electricity. He added, the Sarno Road landfill collects tires and sends out of the County where it is currently converted to tire mulch; metals and white goods are collected and sold for recycling; it receives and transfers Class I waste from the south areas of the County to the Central Disposal Facility; and cardboard is collected and sold. He stated it recently opened the household hazardous waste collection centers for materials originating from residential properties; it had been working out of a shed in a parking lot for about five years; and it is open five days a week.

Commissioner Smith asked when Solid Waste sells the white goods and cardboard where do the funds go; with Mr. Rodriguez responding it stays in the Solid Waste funds. Mel Scott, Assistant County Manager, stated this is a classic example of the color of money; he is making these business decisions to make the operation more efficient; and make aspects of the things that would just be thrown away, converting them to money, converting them to energy, which then offsets translates to some of the cheapest rates in the State as a result of Mr. Rodriguez business sense. Mr. Rodriguez stated the idea of having diverse revenues and trying to spread out, the whole idea is to maintain the disposal assessment as small as possible, since the money stays in the department.

Mr. Rodriguez went on to say the projections for the Class III materials is 19 percent for the next 20 years; he displayed the projections for Sarno Road landfill; there are variables that have to do with population projections, the economy whether it is good or bad; in good economy people throw away more stuff, in bad economy they do not; and this particular landfill is more susceptible to construction business. He noted in 2004, Brevard County got hit by the hurricanes and when they stopped picking up stuff in 2005 they lost two years and several months because of the sheer amount of material that came in; that is when staff sat down and redesigned the slopes, and terraces and moved the road around to recoup as much space as they could. He stated Sarno Road landfill will reach the end of its life in 2021 with the expansion currently being built; less, if the City of Melbourne does not issue a height variance of 104 feet, and that is because of the airport being next to the landfill; and with no variance the capacity is reduced by more than one year. He advised when the County nears the end of landfill capacity, it will need to relocate tires, yard waste, and metals to US 192 because of height limitations; and US 192 site remains a critical asset to ensure long term disposal capacity for the residents. He mentioned US 192 being right on the boarder of Osceola County.

Commissioner Smith asked if the US 192 site was close to wetlands; with Mr. Rodriguez responding it has wetlands. Commissioner Smith asked if the lining put into the hole protects the wetlands. Mr. Rodriguez stated one can create and destroy wetlands and that is part of the permitting process; the best place to put a landfill is not in a wetland, it will be on the upland portions of the facility; and staff has conducted studies and there is a good portion of the facility that will be used for conservation areas that include wetlands. He added, there are wetlands that are going to be taken, those wetlands were created by some artificial means, and there are

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some natural wetlands that are beautiful with trees which will be maintained on conservation area. He advised it has a 60 year capacity; and the site consists of 2,980 acres. Commissioner Smith inquired how much of the land will the County be able to use, if it is not going to use the wetlands area. Mr. Rodriguez stated it will be using around 70 percent of it, and that will project out to 60 years. He went on to say the technology that is out there right now, there are ways to reduce the garbage to 80 percent of what it is right now; and the question is, is the County willing to pay the price for it; the County is pay right now around \$30 a ton for disposal of the material; and the places where it does work the price is \$60 to \$100 per ton.

Commissioner Anderson stated the US 192 site, he thinks, was a bad business decision by the past Board; he has been in opposition of the site since he was elected; and asked for the history of how the site was acquired, it was not sold to the County. Mr. Rodriguez stated in 1989 the County started looking at a site for a future landfill in the south area of the County; it was decided to pursue this particular piece, and the County started process of condemnation for the property; the Deseret Ranch was the owner of the property, did not want to sell. He noted, a deal was finally made as a they walked up the stairs to go to court. Commissioner Anderson asked for how much; with Mr. Rodriguez responding \$9 million. Commissioner Anderson stated Deseret Ranch and Latter-Day Saints have offered to buy the property back from the County for several millions more then what it paid them; there are private landfills just to the west of the US 192 that can take the waste, it is not much more of a drive and it cost less, that it is already developed sites; and Osceola County has a couple sites that will take the trash from Brevard County. Commissioner Infantini agreed that the Board should consider selling; it has been discussed numerous times about possibly selling the property; and perhaps there is another piece of land that is not such prime real estate on US 192. She noted, she thinks there are other properties that would be better suited for this purpose than the US 192 corridor, which is the entrance into Brevard County. Commissioner Smith asked if Osceola County would take Brevard's garbage. Commissioner Anderson responded yes, a private company, J.E.D. Solid Waste Management Facility. Commissioner Smith inquired about the compared cost. Commissioner Anderson stated the Board never got to a point to investigate it, because he could not get three votes to investigate it.

Commissioner Anderson made a motion to investigate what the cost is and to explore all alternatives to the landfill on US 192, seconded by Commissioner Infantini.

Mr. Whitten advised he would like staff to give the Board some of the downside to relying on others to take the trash. Mr. Scott stated if the Board would like for staff to return with a report that updates the business case that was made when the County acquired the property, and some of the under pending upside to the citizens retaining the property; first, for a permitting prospective it is incredibly difficult is one was to start at ground zero today and try to permit a future landfill site; and when he or she talks about the scarcity of the public resource, US 192 remains one of the assets that are few and far between across the State of Florida. He added, when one talks about controlling your own destiny as it relates to cost for 60 years, there is a upside to the taxpayer in that security that he does not think it could ever enter into in the private sector with a contract that approached anything close to a 60 year payback; and some of the securities that the US 192 site provides is that it has the ability to respond to technology over the long term that allows staff, without pressure, of increasing prices. He went on to say perhaps divest the County of some of the acreage as it is evolving technology to a place where it can say maybe in 2020, because the waste stream is now being converted to energy at a greater rate, which allows the County to free up some of the property, but Brevard County is in the driver seat with that holding right now; and the Board can say to the taxpayers right now with the investments made that Brevard County is going to remain one of the cheapest places to handle the wastes stream in the State of Florida. Commissioner Anderson stated he respectfully disagrees with that, because he has talked to private haulers that could do some of the service out of the transfer station, and they said they can do it cheaper then Brevard County

is currently doing it; and staff needs to go investigate them. Mr. Scott stated he will be happy to give the Board a market analysis of what is cheaper than \$22 a pound. Commissioner Anderson suggested putting in on Request for Information (RFI), lets see what the private market says, lets not just rely on staff analysis. Mr. Scott stated staff has continued to do a RFI on the technologies that will help to reduce waste stream; the places they are employed are the places that are high urban areas where land cost are so expensive that it actually starts to make good business sense to spend the money that it does not have to spend to convert waste to energy, New York City, San Francisco, places in Japan, are doing that spending over a \$100 a ton, and Brevard County is at \$20 a ton; and it is at the point were Brevard County is not able to provide it that cheaply, that is when one goes into more expensive means to get rid of trash. Commissioner Anderson stated he feels like the Board has an institutional lock into the US 192 site and cannot get beyond it. Commissioner Fisher stated if nothing else staff needs to justify why it has the US 192 site; a concern is will the private sector contract to take the waste for a longevity period of time at a price. Commissioner Barfield stated the County has to be careful about the liabilities that occur at the site, it is called responsible party; if the County is putting waste in the dump and something happens to someone else, the County is still part of that; and therefore the Board needs to make sure it has the right insurance. Commissioner Fisher noted there has to be a lock-in price deal. Commissioner Anderson suggested a workshop later in the year and let the private sector come in talk to the Board. Commissioner Fisher asked how much has the County invested in the US 192 site, with engineering and attorney fees. Mr. Rodriguez responded probably \$10 million; and one of the issues was in the mid 90's, after they got a permit, the Board at that time decided to go expand in place, rather than go to US 192 so all the engineering was lost.

The Board directed staff to have a workshop on the US 192 landfill site within the next 12 months, and to include looking at facilities that would be interested in a franchise with the County.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Andy Anderson, Commissioner District 5
<b>SECONDER:</b>	Trudie Infantini, Commissioner District 3
<b>AYES:</b>	Fisher, Barfield, Infantini, Smith, Anderson

Mr. Rodriguez went on to talk about collection/recycling Municipal Service Benefit Unit (MSBU) consists of all residential properties receiving collection services in the unincorporated areas of Brevard County and regulates the rates charged to collection of commercial properties; no employees are paid from this fund; residential collection is contracted; it regulates the rates charged to commercial properties; and a pays for disaster debris collections. He continued to say the County is divided into two contract areas, District 1 and 2 in the north, District 3, 4, and 5 in the south; both are currently held by Waste Management of Florida, Inc.; the current contract is for seven years, it started October 1, 2013, with a three year extension; and the County uses a cart system which is collected with a fleet powered by compressed natural gas. He noted, there is a material recovery facility located in Cocoa that is receiving our recyclable's; and Solid Waste receives 40 percent of the sales of the materials; and this money stays in the collection fund.

Commissioner Infantini asked if the 40 percent was the gross proceeds or net proceeds; with Mr. Rodriguez responding the contract currently reads it is 40 percent after the hauler takes \$50, making it a net. Commissioner Infantini asked how much does it cost to deliver the materials; if they are only charging \$60, so if they take the first \$50, and then the County gets 40 percent of the \$10; and he reiterated how much does it cost if one was hauling and delivering

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materials, what are they going to charge for a truck load. Mr. Rodriguez stated he would have to come back with an answer.

Mr. Rodriguez stated each cost center is required to submit a budget request by line item, salaries and fringe benefits are exempt, with justifications; each originator is required to defend the budget which they are responsible for; and equipment is reviewed for determining if the life can be extended. He added, Solid Waste has a \$132,718,913 budget; the budget includes \$18 million that he is going to have to get out for a loan for Cell 1 in Central Disposal Facility; the operating revenue is \$36 million, that includes the collection as well as the disposal; and the operating expenditures is \$34 million. He explained the on the expenditure side reserved capital is \$38,268,033; the reserves-restricted is \$26,601,482; by restricted means the vast majority of the money is set aside for closure of the existing landfills; and with agreement with the State one has to separate money for future closure of landfills.

Commissioner Barfield asked how much does it cost to close a landfill; with Mr. Rodriguez responding every year staff does a flyover to find out how much the County has consumed of the landfill and to update the engineering cost of closure; and that is a requirement by the State, and staff sends the report to the State.

Mr. Rodriguez went on to explain the Operating Expenses which are Compensations and Benefits is \$8,357,709; capital outlay \$4,050,696; and Operating Expenses \$10,030,159. He noted on the CIP closure money, \$6,800,000, will be coming out of escrow money. He stated the trends and issues on the disposal side are Cell 1, is crucial to have the capacity for the landfills; planning for this since the mid 90's; complete construction of new scalehouse, entrance road and improvement to Adamson Road; and US 192 permitting and construction. He added the collection side balance forward is \$7,868,932; the operation revenue \$11,701,730; the operating expenditures are \$12,342,375, the operating expenses are higher then the operating revenue, as per Board direction; and he explained staff was asked to lower hurricane reserves. He explained the collection trends and issues for recycling goals are just trying to meet the recycling goals, which are 60 percent by 2016, 70 percent by 2018, and 75 percent by 2020; and in 2012 Waste Management of Florida, Inc., was elected as a finalist for negotiations through RFP process. He displayed a chart of negotiated prices and stated Brevard County is at \$10.55, as of 2013, it is not the current price; Waste Management purchased the carts and the carts will belong to the County at the end of the contract. He added, implementation of 2013 collection contract is CNG trucks for the north area; rates were approved for two years; zero percent increase in one year; and 3 percent in two years; and the idea was to bring down the levels of reserve that is had in the hurricane, at that point they were \$5 million. He concluded by saying Solid Waste has used up its reserves, \$430,000; the two years are up so next year he will have to have guidance as far as raising the rate; and what level will the Board feel comfortable with the hurricane reserves, because that will depend on how long the County can go without an increase.

Commissioner Anderson asked what was the hurricane reserve in 2003; with Mr. Rodriguez responding it had none, they borrowed money. Commissioner Anderson inquired what was the cost of cleanup from the hurricanes. Mr. Rodriguez stated \$20 million. Mr. Scott advised at the time the Board passed a one-time rate increase to compensate for the hurricanes. Mr. Rodriguez stated Solid Waste had no reserves for disaster, the hurricane came along, they borrowed money; the Board gave Solid Waste a one year increase to pay off the loan and decided to tack another \$2.00 for a certain number of years in order to create a hurricane reserve; and the \$20 million included Federal money. He added the Brevard County portion of it was around \$5 million; and it was three hurricanes in a row. Mr. Whitten asked if \$4.8 million was the hurricane reserve; Mr. Rodriguez replied yes, that gives him the local sharing cost. Mr. Whitten stated if Brevard County has a hurricane, Solid Waste has \$4.8 million to go out and commit to cleanup; assuming the County gets reimbursements, which will come later; and

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stated the question is if the Board is not going to raise rates he is going to absorb the expense increases through the hurricane reserve, which would reduce it; and inquired how much would it eat into the reserves. Mr. Rodriguez responded \$1.5 million, it would depend on the inflation rate.

The Board authorized staff to not raise the Solid Waste Rates for one more year.

\*The Board recessed at 11:27 a.m. and reconvened at 11:41 a.m.

## **DISCUSSION WITH SUPERVISOR OF ELECTIONS**

Commissioner Fisher announced that Lori Scott, Supervisor of Elections, has come into the room, and the Board had questions for her earlier.

Ms. Scott stated she heard a lot of options earlier; the recent equipment purchase has changed the dynamic of space needs; it is hard to comprehend unless one sees what their current space is; and they have bought racks, they are at the ceiling, they have gone as far as they can go. She advised there were recent upgrades last year by facilities to make it Americans with Disabilities Act (ADA) compliant because the new equipment now requires to conduct the public logic and accurate test at that facility, which is why it got the ramps, why it got the ADA bathrooms and because it is a County owned facility and by law that met the requirements. She went on to say they have extensive public records requirements by State law; they have to keep every record, and basically every ballot and piece paper for every election for 22 months storage; the second half of the 15,000 square foot building just got air conditioning; and it has only had air conditioning in 7,500 square feet for the 40 years that the building has been the Election Support Center. She noted, it is very important to keep the election paper in conditioned space. She stated the Board gave direction last February to move forward with something, and that is when Sarno Road was on the table, unfortunately that property ended up not being feasible; she is getting ready to conduct four elections in a 12 month time-frame starting in November; and three will be Countywide elections. She advised the Board that she has 123 locations spread out over 15,057 square miles in the County; it takes a lot of logistics to make that happen; and it takes multiple trucks, lots of people, and it all has to funnel back very quickly, and be secure. She added the John Rodes property has one bay door in the back; the property they are looking at on SR 520 has four bay doors, security cameras, fire suppression, and a locked gate; it was built to standards to handle heavy truck level; and the warehouse portion is 30,000 square feet. She noted the SR 520 building will do the long term needs for the warehouse; and her goal has always been to consolidate. She reiterated there are four elections in twelve months and she needs to be in space by July. She continued to say the SR 520 property is pretty much move in ready other than the air conditioning; she is also renting approximately 8,000 square feet each election; there are 12,000 poll workers, by Florida Law, that have to go through poll worker training every election; and it takes a lot of room to train.

Commissioner Infantini asked if she could use one of the Parks facilities. Ms. Scott replied Parks and Recreation has been a wonderful partner; she is aware of the space; and she needs room with multiple training computer access available for the poll workers to train on the equipment.

Commissioner Fisher asked if the Supervisor of Elections offices stays in Building C, and the County buys SR 520, does that meet the needs for a long term solution. Ms. Scott replied it is a long term solution for the protection of the \$3 million of equipment and replacing the current 40 year old warehouse facility; she stated there is only 4,000 square feet of administration (admin)

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space; and it takes 16,000 and this footprint, just the admin space, not on top of training space, so no, that would not. Commissioner Fisher asked to explain admin space, there is 16,000 in Building C; with Ms. Scott responding no, she has 16, 000 once she takes all three of the rooms in Building C and downstairs; and that is what it takes to facilitate the elections. Commissioner Fisher stated she could do different things in a warehouse complex that is air conditioned that would give her more then Building C. She stated there is storage, but it is also the phone bank, the function of the election on election night; the function of election is absentee's that are coming in; admin space has continued to grow because as voters are taking more and more advantage of voting by mail; and half of election day happens before election day, 50 percent of the County votes before hand. She continued to say it is where Information Technology (IT) is to process them, it is where the absentee ballot department to facilitate with IT; and therefore hbeing very disjointed becomes a security issue if one is transporting ballots away from where the conduct of election is held. She noted they have not had a space increase in 20 years; and it is in the same warehouse that they have been in for 40 years. She stated if the Board is looking at a combined admin space it is going to be 50,000 square feet, because they are currently 16,000 now and squeezed into every nook and cranny; they need 30,000 for warehouse space; and if they are going to use John Rodes, that would be an immediate need and it would protect the next four elections and can take them into many years. She stated she is trying to prepare for the next Presidential election and the next four elections; it can not conduct in the current facility; she does not know if the County Manager and Facilities can find another building within six months, which is the time frame she has asked for; and this is a 12 year request. Commissioner Smith asked if the SR 520 building would suffice storage wise for long-term; with Ms. Scott replying yes, for years. Commissioner Fisher stated the facility on John Rodes has two big bay doors; if she is talking about warehouse space that is what John Rodes is, the asset is on the County's books; and he believes it is nicer than any warehouse that he would envision storing things in. He continued to say if SR 520 was going to solve the administration space, he would be all over it; but if they are just talking about trading warehouse to warehouse, he believes that the Board has made their obligations to try and find space for the Supervisor of Elections at John Rodes Boulevard; and he thinks it has some good admin space also. Commissioner Smith stated except that it does not have the upgrades; and to upgrade John Rodes to what the SR 520 building has, the fire suppression, and the security. Commissioner Infantini stated they do not need the security, but she put fire suppressions in one building and it cost \$10,000; smoke detectors that are tied into the fire department, that my suffice; and she does not think it needs camera protection. Commissioner Smith suggested that the Board go forward and encourage the Commissioners to go see both places, then when the Board comes to its final vote what the pros and cons are; and in the meantime it buys the County the time with the purchase of SR 520. Commissioner Infantini stated the requirements have changed; before Ms. Scott did not want to go any further north than the Pineda Causeway, and maybe with some consideration the requirements can change; and hopefully there is not a lake in front of Johns Rodes.

Ms. Scott stated the admin space in the front of John Rodes would all have to be torn out for the 3,000 square feet; the current facility is 40 years old; John Rodes is 40 years old, it is not up to hurricane code, there is the water issue, it is a two lane road, it would have to have street lights and a traffic light to get the trucks in and out of it; and the road backs up. Commissioner Fisher stated Harris Corporation operates without a traffic light, and they have more employees on a daily basis then Ms. Scott has on election day; and why does it have to go to that extent. Ms. Scott replied she is going to have trucks in and out that have to deploy and have to come back again; they are still receiving ballots at two and three in the morning; and the average age of the poll worker is 78 years old, and they would be traveling after working a 14 hour day with no break. Ms. Scott stated the property on SR 520 was built to do exactly what she needs; John Rodes would have to be renovated to meet the requirements, and then still will never be; the reason she changed the geographical is because it was just looking at warehouse; and if they are talking about admin space, her geographic region has not changed. She noted the SR 520

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building was built to centralized government for the citizens of the County; that was the whole idea to move stuff from Titusville; and to say that the Supervisor of Elections, who is one of the five constitutionals, who is intricately connected to two of the other constitutional officers does not need to be centralized, it really is a disservice to the voters and the citizens. Commissioner Fisher stated that is why the Board picked John Rodes because that was the original area that Ms. Scott said she needed to be in; south of Pineda Causeway and north of US 192; Ms. Scott needed about 30,000 square feet, they found a 30,000 square foot building; and the Board has met the initial needs. Ms. Scott replied before the purchase of the new equipment, Commissioner Fisher is correct; and as the Board knows this has been a six year conversation. Commissioner Fisher pointed out John Rodes is there today, has never blown down; therefore, there is no guarantee that a new building will not flood, or catch on fire; it is not that SR 520 will solve all Ms. Scott's issue, because it could catch on fire, have a storm knock it down, and it could get flooded, that is mother nature in Florida. Ms. Scott stated there is a difference of having a 12 year old building that is built to 180 wind code, to having a 40 year old building that does not meet any of the requirements; and the owner of SR 520 built up the property and it is higher than the road. She added, she is concerned, because last February the Board was in agreement that John Rodes was not appropriate for the Supervisor of Elections and they were going to move forward; that was the direction the Board gave the County Manager; and here everyone is a year later and not any closer to having something. She went on to say there are many other organizations and departments in the County that John Rodes is adequate space for records storage all the things the Supervisor does; and she has shared repeatedly with the Board that this was not correct space and did before the Board purchased the property, that has not changed. Ms. Scott noted, that she hopes they can come and solve this and it does not just having this conversation year after year that the Board is not addressing the long term needs.

Mr. Whitten stated there is some confusion on the needs; she is talking administrative, training, and warehouse; he was directed to go and look for space; and regardless of all that they lost the market. He added, the one building on Sarno that was a perfect fit for warehouse and admin, they saw the County coming; and it lost that. He noted he can look and look, but the County still has to fund it. He stated everyone is back here again, certainly not because they did not try; as Supervisor of Elections wants to be, and needs to be, and collocated with the other charter functions; and to do that it is 50,000 square feet, because it is a combination of administrative, training, and warehouse. He continued to say if the Board breaks that up then its a combination of things; he is assuming the John Rodes is not sufficient to meet the warehouse needs; the SR 520 is a warehousing, perhaps training need, but she still is going to utilizing the rooms in Building C during the election for the administrative and post elects function that she performs. He reiterated the Supervisor of Elections need is 50,000 square feet in this geographic area.

Ms. Scott stated if they combined them, if they are looking at replacing their current space it is 30,000 square feet with the new equipment; if they are looking at admin she needs 20,000 square feet admin space, which would be the 50,000 square feet that Mr. Whitten is referring to, not the 4,000 square feet. She continued to say she is currently using 16,000 square feet admin space; renting approximately, 8,000 square feet of training space; and the current need for the support center is 30,000 square feet. She noted, statutorily the Board has the responsibility to fund what the need of to conduct elections in Brevard County and she is just trying figure out how everyone does that together.

Commissioner Barfield inquired if the County was considering leasing facilities. Mr. Whitten responded the County has done that; the consideration is anything that fits the need.

The Board directed staff to pursue purchasing property at SR 520 and bring the information back to the Board at a later date.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Curt Smith, Commissioner District 4
<b>SECONDER:</b>	Trudie Infantini, Commissioner District 3
<b>AYES:</b>	Fisher, Barfield, Infantini, Smith, Anderson

## **ITEM II.D. VALKARIA AIRPORT PRESENTATION**

Steve Borowski, Valkaria Airport Manager, stated their mission is to provide a safe and secure operating airport, twenty-four hours per day, seven days per week, both aside and landside. He explained the airport was built in 1942 and it cost Brevard County over \$6 million, it was called Valkaria Satellite Field, and is was support to the Melbourne Naval Air Station; and once he or she graduated from pilot training, and elected to go to fighter pilot training, they would come down to Melbourne Naval Air Station, and that is what Valkaria was, a gunner school, a bombing school, and a combat maneuvers school. He went on to say initially, it had 875 acres, 1,500 naval personal and 150 aircraft, six runways and a wooden aircraft carrier deck; and they put about 2,200 pilots through during World War II. He stated the airport was declared suppress in 1946; they sold off 100 acre parcels to personal individuals then Brevard County got it in 1958, as a quit claim deed with a variety of grant assurances and restrictions on it; and at that time is was 631 acres. He noted, also at that time, it became a general aviation airport and it got the general aviation airport with a X59 designation, and it is still that way today. He added, today there is 659 acres, four asphalt runways, four grass runways, five taxiways and an apron; there is a helicopter operations area, which is used by a variety of companies in town, including Mosquito Control and the Sheriff Department; and on the average 25 asphalt tie-downs and numerous grass tie-downs. He continued to say there is an airport office and a small flight planning area; there is a fuel farm that is offered to the public, and also auto fuel that is used by the airport and Mosquito Control; there are 71 hangers, there is a 100 percent occupancy in the hangers, with a waiting list; they manufacture the Sea Ray aircraft, which is a two seat amphibious aircraft; and also have a complete Fix Base Operator (FBO), which is maintenance and avionics repair center. He stated Brevard County Mosquito Control has a five-acre complex where they have 15 vehicles, office space, full maintenance facility for the trucks and sprayers; and also have a very large hanger for the helicopters; they do their operations at night, and do about 1,000 operations a night. He went on to say Skyman Park just opened up two years ago, which they had to put in a 5 acre drainage pond; there is so much new asphalt that went into the airport in recent years, the runways were flooding when it had bad weather; and the Federal Aviation Administration (FAA) encouraged them to put in a new drainage system. He displaced pictures of the customers who use the airport everyday; one being a large helicopter which is doing covert operations out of Patrick Air Force Base; and they come to the airport between 5 a.m. to 7 a.m. and do about 10 to 15 operations a day at the airport. He talked about a power parachute that just opened up a school at Valkaria Airport, and they are training five people a week; there are a variety of recreational Jayrow helicopters; and he pointed out a Cessna high wing, a Piper low wing, and Ultralight aircraft, all of which fly at the airport everyday. He stated aviation changed quite a bit; since he came to the airport in 2006 they were doing about 25,000 operations a year, and now they do 53,000 a year now. He noted there is a total of 127 flying vehicles; 103 single engine airplanes, four multi-engine airplanes, one glider, five helicopters, three helicopters, and 15 ultralight; and there are 53,000 takeoffs and landings a year. He continued to say the airport changed in 2006 under new management; in 2007 moved forward with an accurate master plan; if one wants to get grants and be compliant, the Master Plan is going to drive the airport and get grants for Florida Department of Transportation (FDOT) and FAA; and that is one thing Valkaria did not have. He explained they put together a very detailed

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Master Plan; there were 14 public meetings; after that happened the advisory board was disband, quite a few personal agendas and not the best financial advice that was driving the airport in the wrong way; and when that moved the airport changed. He continued to say It became compliant with the State, and the State actually licenses the airport; it became compliant with all FAA safety requirements, then it became federally obligated and took their first federal grant in 2010; at that point the FAA and FDOT grants started coming; and the aviation amenities started to increase. He noted, he started getting papi lights, threshold lights, improved airport weather observation system, so naturally the traffic increase along with the sales of fuel. He noted in 2006 it was using about 200,000 gallons, and now 2015 it is at 333,000 gallons in fuel. He talked about the hanger revenue in 2006, they were doing \$60,000 and today it is at \$230,000; that is a 400 percent increase in hanger revenues; and one thing nice about hanger revenues is, they are not air conditioned, one does not put water in them; and the airport gets a 80 percent donation from the State, and the airport only has to put up 20 percent. He noted, the County has not given it a dollar. He stated Valkaria Airport has received \$12 million in the last five years; the FAA grants are typically funded, 90 percent Federal, eight percent State, and two percent Valkaria Airport.

Commissioner Infantini asked how long does it take the FAA to reimburse the airport for their cost. Mr. Borowski explain when he receives a grant, immediately all of the money goes into an electrical fund called 'Delphi'; when he gets a invoice from one of the contractors, he goes to Delphi and he gets is back electronically within 48 hours. He noted the FDOT takes about two weeks.

Mr. Borowski displayed a chart of capital improvements over the last few years; and they have completed about \$12.5 million projects. He explained the projects that they completed, currently they are lower; he is in design of update on the fuel farm, hopefully next month they will come up with two design contracts, one for a new administration building and training facility; and an additional hanger. He added, they are doing all designing this year and next year they will go to construction; the projects should be finished within two years, at that point we will be at a total received of \$19 million. He stated their budget this year is \$1.1 million; aeronautical charges for service \$541,000; non-aeronautical charges for service \$125,000; balance forward from last year is \$50,000; and the intergovernmental is lower this year \$434,000, because they are doing just design. He talked about operating expenditures; debt service \$27,000; reserves \$7,500; transfers \$23,000; compensation and benefits \$160,000; operating expenses \$87,000; capital expenditures \$6,500; and capital investment plan (CIP) \$521,000. He noted airport fuel sales are up to over \$300,000; aeronautical charges for services are \$227,000.

Commissioner Barfield asked how much is the cost to the fuel; with Mr. Borowski relied they mark the fuel up .50 cents a gallon by County policy; they sell 8,000 gallons every six to eight weeks, they make a net of \$30,000 to \$35,000 a year, profit. Commissioner Barfield inquired in the overall budget Valkaria Airport is totally self sufficient; with Mr. Borowski responding yes.

Mr. Borowski reiterated he is doing a master plan and have just finished the first phase; the last couple of phases will happen in the standard master planning; they will have their public meetings starting the next month, which is required; and will bring the master plan within three months the Board for review. He stated this year he will bring a design contract to the Board to accept a grant with the State for the design of the airport administration building and pilot services facility; Valkaria Airport has already accepted an FDOT grant for the fuel farm design, not the construction; and will also bring another grant to the Board for the design of the Hanger F building, which is about two T-hangers. He noted, totally it is a \$1.5 million of capital for the year. He went on to say they see fuel say increasing, expect the Jet-A; and they just got the Jet-A tank, it used to belong to Mosquito Control and it took a few years for it to come over the airport. He continued to say the demand for hangers remains high; maintenance and capitol costs are increasing because of the buildings that have been built; two rows of hangers; and all

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revenue sources are increasing. He talked about Valkaria Airport issues; they need to get a Global Positioning System (GPS) approach to be safe; the only block in the way of that right now is one needs meeting intensity runway landing lights to require a GPS approach, the FAA will pay for it; and when they rebuild runway 1432, the primary they will be requesting the GPS approach. He concluded by saying there are only two people who work at the airport; every two years he trains a guy then they leave because they can leave and make \$65,000 a year; that is an issue; and he does have a lot of interns for Florida Institute of Technology (FIT), normally two at a time.

Commissioner Fisher stated FAA spends a lot of money on airports; and asked if Valkaria Airport pays a fee to FAA. Mr. Borowski replied the FAA and the FDOT grants come solely for aviation fuel taxes and the passenger fee; when he or she goes on a commercial service, \$8.00 goes in each direction.

**ITEM V.F., JIM BARFIELD, DISTRICT 2 COMMISSIONER, VICE CHAIRMAN**

Commissioner Barfield stated he met with Federal lobbyist, Eddy Pauly, and Barbara Authur, Legislative Aide to Senator Nelson, concerning the Emergency Operations Center (EOC); and he will be bringing a resolution before the Board requesting Federal and State financial assistance. He added, at the end of February he will be traveling to Washington DC to meet with a number of different people, primarily with Marco Rubio, Senator Nelson and Representative Bill Posey talking about how to get the EOC into the Budget.

**ADJOURNMENT**

Upon consensus of the Board, the meeting was adjourned at 12:57 p.m.

ATTEST:

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ROBIN FISHER, CHAIRMAN  
BOARD OF COUNTY COMMISSIONERS  
BREVARD COUNTY, FLORIDA

\_\_\_\_\_  
SCOTT ELLIS, CLERK