

## **Special City Commission Workshop: Mini-Budget**

**March 22, 2022**

**Video of the meeting and agenda can be found [HERE](#).**

Commissioners Mike Kolody, Randy Hartman, Jake Sachs, Vice Mayor Jason McGuirk, and Mayor Russ Owen were present. Vice Mayor McGuirk led the meeting with the NSB Regional Airport and Development Services presenting an overview of each department.

**NSB Regional Airport** Manager Adam LoBianco presented ([LINK to presentation](#)) the airport's accomplishments during FY 2021 and its goals for the coming FY. He began stating that the Municipal Airport's role is "to serve as a gateway to our community for visitors, business owners and our local residents", and its vision is "to promote economic development to make the Airport self-sufficient while promoting safety and ensuring security". Accomplished were:

- Finished Taxiway Charlie, adding more operational and safety measures.
- The WWII T-Hangars were demolished, but the apron construction was put on hold.
- A new T-Hangar was built which is in demand for larger aircraft and is bringing in \$7000 of consistent revenue.
- The airport now has its own weather station but has a back-up system that can provide reliable weather reports to pilots.

The Airport will mark its 75<sup>th</sup> anniversary this year. Seven acres have opened for airport development that are under review.

Personnel costs were lower due to needing an assistant manager and a maintenance worker's position filled later than expected. Operating expenses are on track. Capital outlay is on track.

Two continued goals for FY 2022-23 are to make the Airport/Industrial Park self-sufficient through the construction of facilities and subsequent rental of those facilities and to continue to attract new aviation and industry businesses to the airport and the industrial park facilities.

The Capital Improvement Forecast was presented but could easily change since the airport works in conjunction with the FFA and DOT. Three projects, using the model of 90% FFA grant, 5% FDOT grant, and 5% city funded, are listed below:

- \$600,000 wildlife fence to comply with FAA Wildlife Hazard Management Program.
- \$600,000 for airfield/air traffic system upgrades, navigation equipment, and electrical system.
- \$400,000 for Taxiway "Alpha" rehabilitation design and installation of a secondary wind cone which pilots have requested for safety.

Commissioners' comments/questions:

- Commissioner Kolody asked about what happened to the extension of one of the runways that was proposed a few years ago for larger planes to use. Mr. LoBianco stated that it's still in discussion with the FFA and FDOT. They are verifying that

there is a true demand for larger aircraft before proceeding. Kolody also asked about the delinquent tenants. City Manager Khalid Resheidat stated that all have paid what they owed prior to 2020 (COVID) and are on a plan to repay more recent delinquencies.

- Commissioner Sachs asked if corporate jets could use the longest runway and the response was yes. He also asked about the possibility of charging fees for airport use. Doing that could affect getting grants and was not a good idea.
- Commissioner Hartman stated he didn't see anything about the new administration building, and Mr. LoBianco stated that it was on hold as costs for one keep going up and is no longer feasible per the last budget.

Note: This will be Mr. LoBianco's last meeting. He was commended for his good work and years of service to the city.

**Development Services'** new director, Ms. Derek Burr, presented ([LINK to presentation](#)) the department's (which includes engineering, planning, building, and code enforcement) accomplishments from FY 2021-22, future goals, and requests for the 2022-23FY Budget.

The following are some of the accomplishments:

- Our reserve funds are in line with the State Statue H.B. 401.
- Our improved FEMA Community Rating went to a 5, the highest in the county (and our 25% discount on flood insurance began in October 2021, so check your bill!).
- Added one permitting staff member and one engineer, but we are still short four positions; added a State Certified cross training/internship program to achieve an additional State License.
- From October 2021 to March 11, 2022, they issued 3,108 permits.
- Completed Sea Star property acquisition.
- Implemented Flagler Avenue area truck route and loading zones.
- Updated CCSL regulations and process, our floodplain ordinance, and adopted new impact fees.
- Bridges were replaced, the Jefferson St. parking lot was completed, five miles of streets were repaved, and the fishing pier at Buena Vista Park was completed.
- Regarding the Indian River Lagoon, NSB made improvements to reduce pollutant loadings to the Basin and completed the design, permitting and FAA compliance for a Diversion Structure (anticipated completion this summer).

The following are some current priorities and/or future goals for the 2022-23 FY:

- Continue to implement historic preservation initiatives.
- Continue to implement priority directives from the Strategic Plan.
- Continue to update our Comprehensive Plan and our LDRs to remove any inconsistencies between them (esp. PUD requirements, parks, etc.)
- Have more educational materials available with knowledgeable staff; have two meetings per year with realtors and builders explaining variances, setbacks, etc., and how to use our online permitting program.
- Begin work on a 5-Year Department Plan.

The following are some of the 2022-23 budget requests:

- New Administrative Assistant II -\$48,000/benefits.
- Senior Planner due to ongoing engineering applications that need review - \$94,000/benefits.
- Department staff training opportunities (customer service, leadership, etc.) - \$3,200
- Three Ford Ranger Pickup Trucks 2WD, 4-Dr Crew Cab- current ones to be either distributed to other areas or used as a back-up (no price given).

Commissioners' comments/questions:

- Commissioner Kolody asked if any positions or vehicles were being purchased with impact fees. Ms. Burr they are funded by the building dept. special revenue fund.
- Commissioner Sachs asked if they consider Smart Growth when reviewing plans and applications. Ms. Burr responded that they are reviewing the city's LDRs and updating the PUD language to help with ensure sustainability and Smart Growth.
- Commissioner Hartman wanted to know how the 3000+ permits stack up against previous years, and Ms. Burr said she didn't know but would get back to him with that information.
- Mayor Owen liked her plan of the two levels of training for staff and for realtors and builders.
- Vice Mayor McGuirk liked what he heard, especially about the educational aspect for staff and the public as this is a highly technical area. However, he had a warning about hiring, for if there is a slowdown in building as projected, we will need to be careful about hiring too many staff members.