



**SANTA ROSA
ISLAND AUTHORITY**

BOARD MEMBERS
Tammy Bohannon
Chairwoman
Dave Pavlock
Vice Chair
Thomas Campanella
Secretary Treasurer
Jerry Watson
Acting Secretary Treasurer
Karen Sindel
Member
Janice Gilley
Member
W. A. "Buck" Lee
Executive Director

**SANTA ROSA ISLAND AUTHORITY
PENSACOLA BEACH, FLORIDA
REGULAR BOARD MEETING MINUTES
AUGUST 12, 2015
5:00 P.M.**

- 1-3. A regularly scheduled meeting of the Santa Rosa Island Authority was held on Wednesday August 12, 2015 beginning at 5:05 p.m. Members in attendance were: Mr. Dave Pavlock, Dr. Thomas Campanella, Ms. Karen Sindel, Mr. Jerry Watson and Ms. Janice Gilley. Ms. Tammy Bohannon entered the meeting at 5:06. Vice Chair Pavlock led the Pledge of Allegiance followed by a moment of meditation.
4. **APPROVAL OF MINUTES** (Regular Board Meeting – 07/08/2015)
(Special Board Meeting – 07/13/2015)

Upon motion of Mr. Jerry Watson seconded by Dr. Thomas Campanella, the Board unanimously approved the minutes of the Regular Board Meeting (07/08/2015) and the Special Board Meeting (07/13/2015) as presented. (5-0)

5. **CHANGES OR ADDITIONS TO AGENDA**

The Attorney's report was moved to the first item on the agenda, as Mr. Stebbins has to leave the meeting by 6:30 pm.

6. **ADOPTION OF AGENDA**

Upon motion of Mr. Jerry Watson seconded by Dr. Thomas Campanella, the Board unanimously approved the agenda as amended. (6-0)

Mr. Pavlock passed the Chair back to Ms. Bohannon.

7. **CHAIRWOMAN'S COMMENTS**

Ms. Bohannon stated she had spoken with Mr. Lee and he has some disappointing news to share under his Executive Director's report. She also brought up the change to the "Special Act" that was discussed at the recent BCC meeting. She stated the SRIA has been aggressive with Public Safety and Public Works, and she has had multiple conversations encouraging the BCC to "let the dust settle" and see how all the changes work for a year, before making any other big decisions regarding the

SANTA ROSA ISLAND AUTHORITY
PENSACOLA BEACH, FLORIDA
REGULAR BOARD MEETING MINUTES
AUGUST 12, 2015
5:00 P.M.

Special Act.

8. PENSACOLA BEACH VISITOR'S INFORMATION CENTER

Ms. Nicole Stacey was absent, Mr. Ron Wilson presented the report to the Board. He thanked Mr. Lee and Ms. Schrock for a wonderful Friday night reception on the Blue Angels Airshow Weekend.

9. ATTORNEY'S REPORT

Mr. Stebbins stated a settlement figure of \$17,248.00 with a release, was offered in the Peggy Gale case, and he recommended the Board accept the offer.

Upon motion of Mr. Dave Pavlock seconded by Mr. Jerry Watson, the Board unanimously approved payment of the settlement offer of \$17,248.00 (including a signed release) in the Peggy Gale case. (6-0)

Mr. Stebbins presented his proposed Lease Fee Reduction Policy. (#1)

Discussion followed, especially on items 4 & 5, regarding Master Leaseholders/sublessees, and criteria for receiving the reduction.

There was another version of a policy proposed by Mr. Pavlock, as well. (#2)

Discussion followed, comparing and contrasting the two policies.

Upon motion of Mr. Dave Pavlock seconded by Mr. Jerry Watson, the Board unanimously approved incorporation of the two versions together to form one policy, with no duplication of points. (6-0)

Ms. Gilley asked if service fees would be reduced by half as well as lease fees.

Discussion was held regarding notification of Master Leaseholders the intent to have them pass along the reduction to their sublessees, or they can't utilize the policy. Suggestions included putting the policy in with the bill, putting the information on the FAQ of the SRIA website, and putting a paid legal advertisement in the Island Times. Ms. Schrock said a press release would also be put out, once the policy is adopted.

Mr. Pavlock suggested calling a Special Board Meeting to adopt the policy on August 26, 2015.

SANTA ROSA ISLAND AUTHORITY
PENSACOLA BEACH, FLORIDA
REGULAR BOARD MEETING MINUTES
AUGUST 12, 2015
5:00 P.M.

Ms. Bohannon stated some Master Leaseholders are required to keep records, and why can't the SRIA ask them for the records.

Mr. Stebbins asked Ms. Ford to get him the 29 Master Leases and he would review them.

Upon motion of Ms. Karen Sindel seconded by Mr. Dave Pavlock, the Board unanimously approved combining the two versions of the proposed policies, for Mr. Stebbins to bring back the changes for review, to purchase an ad in the Island Times to advertise the new policy, post information regarding the policy on the SRIA FAQ webpage, and also include policy inserts in bills that will be sent out to leaseholders. (6-0)

Discussion followed on the CPI, with Ms. Ford agreeing to have it added to the August 26, 2015 Committee Meeting for further discussion.

SPEAKER:

Jim Cox – He offered suggestions as to what to put on the FAQ portion of the SRIA website.

Daryl McIntyre – He is a sublessee and has concerns over the proposed policy. He stated the SRIA is looking too much at the Master Leaseholders and not enough at the subleases.

Mr. Stebbins explained to Mr. McIntyre that he needed to address his concerns with his Master Leaseholder, and that the SRIA wasn't going to change each Master Lease. Mr. Stebbins explained this was a policy and the Master Leaseholder could choose to accept it or not.

Discussion followed.

Mr. Stebbins stated he was recommending a proportionate reduction, dollar for dollar. He stated it would be more incentive for the Master Leaseholder to pass the savings along to his subleases.

More discussion followed, with Board Members making sure they understood the intent of the policy.

Ms. Bohannon asked if the leases went away, would sublessees still have to pay.

Ms. Ford said yes, her agreement would still be in place with her Master Leaseholder.

SANTA ROSA ISLAND AUTHORITY
PENSACOLA BEACH, FLORIDA
REGULAR BOARD MEETING MINUTES
AUGUST 12, 2015
5:00 P.M.

Dr. Campanella asked if the goal was to have a policy in place by Oct. 1, 2015 and was told yes.

Upon motion of Mr. Dave Pavlock seconded by Dr. Thomas Campanella, the Board unanimously approved holding a Special Board Meeting on August 26, 2015 to discuss/approve the Lease Fee Reduction Policy. (5-1) Ms. Bohannon voted in the negative.

Mr. Stebbins left the meeting at 6:05 p.m.

CONSENT AGENDA

10. COMMITTEE REPORTS

A. ARCHITECTURAL & ENVIRONMENTAL COMMITTEE, (07/22/2015) MR. DAVE PAVLOCK, CHAIRMAN, MS. JANICE GILLEY AND DR. THOMAS CAMPANELLA, MEMBERS

Item # 1 – Request approval to repeal and replace Article 13.20.00 of the LDC with Article 3, Section 4-3.1. Regulation of the Santa Rosa Island Authority Floodplain Management/ Floodplain Management of on Pensacola Beach. (Staff report by Paolo Ghio)

The Committee unanimously approved staff's recommendation.

Item # 2 – Discussion/approval of proposed letter to be sent to leaseholders with derelict piers. (Referred from 6-10-2015 Board meeting) (Staff report by Paolo Ghio)

The Committee unanimously approved staff's recommendation.

Item # 3 – Discussion regarding 1716 & 1718 Ensenada Uno. (Staff report by Paolo Ghio)

This item was pulled from the agenda.

B. DEVELOPMENT & LEASING COMMITTEE, (07/22/2015) MS. KAREN SINDEL, CHAIRWOMAN, MS. JANICE GILLEY AND MS. TAMMY BOHANNON, MEMBERS

Item # 1 – Request by Mr. Fred Gant, on behalf of Busy Bee AL Fresco, to be granted a Mobile Vendor License. (Report by Mike Stebbins)

SANTA ROSA ISLAND AUTHORITY
PENSACOLA BEACH, FLORIDA
REGULAR BOARD MEETING MINUTES
AUGUST 12, 2015
5:00 P.M.

The Committee unanimously approved Staff's recommendation to deny the request by Mr. Fred Gant, on behalf of Busy Bee AL Fresco, to be granted a Mobile Vendor License.

C. ADMINISTRATIVE COMMITTEE, (07/22/2015) MS. TAMMY BOHANNON, CHAIRWOMAN, MR. JERRY WATSON AND MS. KAREN SINDEL, MEMBERS

Item # 1 – Report on Financial Statements and Expenditures. (Staff report by Dottie Ford)

The Committee unanimously accepted the Report on Financial Statements and Expenditures as presented.

Upon motion of Dr. Thomas Campanella seconded by Mr. Jerry Watson, the Board unanimously approved the Consent Agenda as presented. (6-0)

Mr. Lee and Mr. West left the meeting at 6:11 p.m.

REGULAR AGENDA

11. OLD BUSINESS

Item # 1 – Discussion on the open-air trolleys. (Report by David Forte, Escambia County)

Mr. Forte, Escambia County Public Works, explained the situation regarding the trolleys to the SRIA Board. The 3rd trolley was late being delivered, but Mr. Forte told the Board that Classic Trolley had done all they could to get the trolley here, and didn't feel like they should be penalized the estimated \$9,000.00 in liquidated damages. He recommended waiving the damages. Mr. Forte also asked the Board to vote on the request for additional TV monitors (one per trolley), as well as a stop request system.

Mr. Stebbins pointed out that since funding would come from the Island Improvement Funds, a letter of agreement would need to be obtained from Portofino.

Discussion followed.

SANTA ROSA ISLAND AUTHORITY
PENSACOLA BEACH, FLORIDA
REGULAR BOARD MEETING MINUTES
AUGUST 12, 2015
5:00 P.M.

Mr. Ghio explained that additional invoices have accumulated at an estimated total of \$10,400.00. He also stated the addition of bike racks to each trolley has been requested.

Upon amended motion of Mr. Dave Pavlock seconded by Mr. Jerry Watson, the Board voted to send the full amount to Classic Trolleys, not withholding the liquidated damages for the delivery delay on the 3rd trolley (\$9,000.00), to approve payment for the 3 monitors (\$4,818.00), the stop request system (\$3,000.00), the addition of bike racks for each of the 3 trolleys (\$2,400.00), and the wiring for Next Bus wiring harness (\$1,400.00) subject to Mr. Robert Rinke signing off on each item. (5-1) Ms. Bohannon voted in the negative.

Item # 2 – Approval of bid for 2015 Gulfside Beach Renourishment Project and award of contract. (Staff report by Executive Director Buck Lee)

Mr. Ghio gave background on the item and said the two members of the Selection Review Committee agreed to recommend acceptance of the Alternate Bid #1, from Week's Marine in the amount of \$15,312,500.00 for the nourishment project, subject to the SRIA receiving the Army Corp permit and the state amending the grant amount, now that there is a definite cost identified. He stated the start date should be between November 1 – and December 3 of 2015 and completed within 100 days.

Mr. Pavlock asked about turtle monitoring costs, and was told the SRIA wouldn't be charged for it, if it is not done. Mr. Pavlock also asked if the project ruins fishing in those areas.

Mr. Ghio stated the project is done in stages, and it only takes a week or so for fish to get reacquainted to the area, once the project has moved on.

Upon amended motion of Ms. Karen Sindel seconded by Ms. Janice Gilley, the Board unanimously approved acceptance of the Alternate Bid #1 by Week's Marine, in the amount of \$15,312,500.00 for the 2015 Gulfside Beach Renourishment Project, subject to receipt of the Army Corp permit and the State of Florida amending the grant amount to reflect the correct amount. (6-0)

Item # 3 – Discussion on additional shoulder stabilization for extra parking. (Report by Thomas Campanella)

Dr. Campanella stated the test area had a positive impact, especially during Blue Angels, and he would like to see more areas reinforced and stabilized. He

SANTA ROSA ISLAND AUTHORITY
PENSACOLA BEACH, FLORIDA
REGULAR BOARD MEETING MINUTES
AUGUST 12, 2015
5:00 P.M.

encouraged the Board to move quickly on this, while they still had some control of the Public Works department.

Mr. Ghio stated Public Works had recently installed signage to encourage parking at the stabilized area of Ariola, and he had plans that included the 1200 and 1400 block of Ariola. He praised the efforts of Lt. Forte ticketing vehicles in the "No Parking" areas.

Ms. Bohannon complained about the curve at Avenida 23, the difficulty of passing there and the unsightliness of the area.

Mr. Ghio agreed the area needed grooming.

Discussion followed regarding capital improvements on the Island, with Mr. Ghio stating the County would be taking over those projects.

12. REPORTS

A. EXECUTIVE DIRECTOR'S REPORT

Ms. Schrock presented Mr. Lee's report for the review of the Board, as Mr. Lee had to leave on a personal emergency.

Ms. Bohannon announced that Mr. Lee would be resigning as the Executive Director of the SRIA and he would be meeting with each Board member to talk about his decision. She stated he would be missed.

Ms. Schrock stated it would be effective January 15, 2016.

Ms. Bohannon stated Mr. Lee had done a good job and encouraged each Board Member to get a copy of his contract, so the Board could "do what's best by him".

Ms. Gilley stated a retirement party would be planned.

Mr. Watson said Mr. Lee has done an outstanding job, he was always available, had a great sense of humor and good communication skills. Mr. Watson stated Mr. Lee would be missed.

B. ENGINEER'S REPORT

Mr. Langston submitted his monthly report for the review of the Board.

C. DEVELOPMENT SERVICES DIRECTOR REPORT

SANTA ROSA ISLAND AUTHORITY
PENSACOLA BEACH, FLORIDA
REGULAR BOARD MEETING MINUTES
AUGUST 12, 2015
5:00 P.M.

Mr. Ghio submitted his monthly report for the review of the Board.

He also had additional items to review with the Board, as follows:

1. Mr. Ghio asked approval of the one bid that was received for the trolley benches. He explained there were 5-6 at the pre-bid conference, however only one bid was returned. He asked permission to skip the usual Selection Review Committee, since there was only one bid, and explained a mock-up still wouldn't be ready for 6 weeks.

Discussion followed, with Mr. Watson stating he would meet with Mr. Ghio regarding advertising projects.

Upon motion of Karen Sindel seconded by Mr. Dave Pavlock, the Board unanimously approved staff's recommendation of acceptance of the one bid received on the trolley benches. (6-0)

2. Mr. Ghio explained the Credit Rating System (CRS) and that he is trying to get the message out regarding the dangers of occupying special flood areas. He has formed a PPI Committee that documents specific duties. They will meet once a year. He asked the Board to adopt the program, as it is worth a lot of points towards lowering flood premiums for leaseholders. He said it will be an "amped up" message, even though leaseholders have heard it all before.

Ms. Sindel praised Mr. Ghio's efforts to get the CRS class lowered, and said the County had taken a proactive stance and modeled their program after the Island's program.

Upon motion of Dr. Thomas Campanella seconded by Mr. Dave Pavlock, the board unanimously approved adoption of CRS program described by Mr. Ghio. (6-0)

3. Mr. Ghio reviewed the 5 items he would like to apply for at Escambia County's portal for RESTORE projects.
 1. Rebuild 33 dune walkovers (2 Million)
 2. Refurbish the Gulf Side Pavilion (seating, etc.) to allow for bigger venues at that location. (2 Million)
 3. Reimburse leaseholders (residential and commercial) for retro-fitting light fixtures to be turtle friendly. (3 Million)
 4. Stabilization of more shoulders East of Portofino, on the South side to

SANTA ROSA ISLAND AUTHORITY
PENSACOLA BEACH, FLORIDA
REGULAR BOARD MEETING MINUTES
AUGUST 12, 2015
5:00 P.M.

- Park East. (2 million)
5. Put lighting in at Park West (the same as Casino Parking lot). (1.5 Million)

Much discussion followed.

Ms. Gilley stated there was only \$10 in the entire pot, and perhaps Mr. Ghio should find projects in the ½ million range.

Mr. Ghio stated he could work on his list.

SPEAKER:

Ron Ellington – He stated the Destination Marketing Organization (DMO) had met with John Hutchinson and come up with 8 projects to submit, including:

1. Construction of 10 dune walkovers (SRIA already paid for the engineering)
2. Redo the Beach Master Plan
3. Perdido Key bike paths.

Mr. Ellington offered to meet with staff and John Hutchinson regarding combining requests.

Ms. Gilley agreed all the projects were good ones.

13. VISITOR'S FORUM

SPEAKER:

Terry Preston – She was speaking on behalf of the PBA Beach keepers, inviting everyone to the Turtle Baby Shower, Saturday August 15, from 2:30-6:30 at the North parking lot of Park West.

14. BOARD MEMBER'S FORUM

Ms. Gilley stated she talked to the County and asked to be included in the review of the Special Act.

Ms. Schrock stated she confirmed with the County today that there will be SRIA Board input on that item.

SANTA ROSA ISLAND AUTHORITY
PENSACOLA BEACH, FLORIDA
REGULAR BOARD MEETING MINUTES
AUGUST 12, 2015
5:00 P.M.

Ms. Bohannon has concerns over getting rid of the Special Act, and spoke with County Administrator Jack Brown and Commissioner Grover Robinson regarding the Special Act. She said they agreed the Act didn't need to be addressed at this time, everyone needs to see how well the upcoming transfers work.

Ms. Gilley reiterated she wants to be involved.

Dr. Campanella asked what the consequences would be if the SRIA was eliminated.

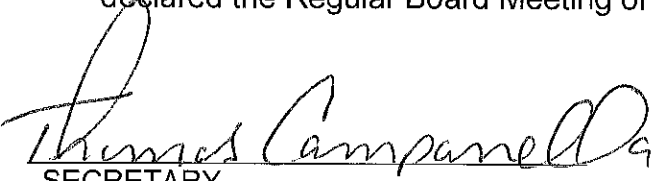
Mr. Pavlock and Ms. Gilley both agreed "Nobody is talking about elimination."

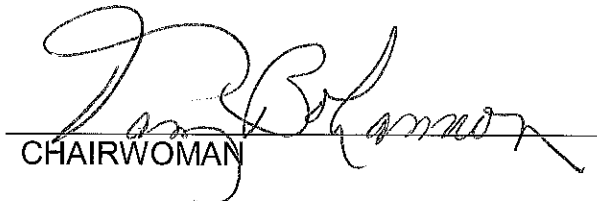
Discussion followed.

Ms. Bohannon and Dr. Campanella agreed that the Special Act does not need to be addressed at this time, that there is a lot of research and work to be done in the future.

15. ADJOURN

There being no further business to come before the Board, Chairwoman Bohannon declared the Regular Board Meeting of the SRIA Board adjourned at 7:25 p.m.


SECRETARY


CHAIRWOMAN

(Please note that the Santa Rosa Island Authority does not make verbatim transcripts of its meetings, although the meetings are tape-recorded. Any person desiring a verbatim transcript of a meeting of the Santa Rosa Island Authority will need to independently secure such verbatim transcript.)