



**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
DECEMBER 9, 2015
5:00 P.M.**

1-3. A regularly scheduled meeting of the Santa Rosa Island Authority was held on Wednesday December 9, 2015 beginning at 5:06 p.m. Members in attendance were: Mr. Dave Pavlock, Dr. Thomas Campanella, and Mr. Jerry Watson. Ms. Karen Sindel and Ms. Janice Gilley. Ms. Tammy Bohannon, Chairwoman, led the Pledge of Allegiance followed by a moment of meditation.

4. APPROVAL OF MINUTES (Regular Board Meeting – 11/04/2015)

Upon motion of Mr. Dave Pavlock seconded by Mr. Jerry Watson, the Board unanimously approved the minutes of the Regular Board Meeting (09/09/2015) as presented. (6-0)

5. CHANGES OR ADDITIONS TO AGENDA

6. ADOPTION OF AGENDA

Upon motion of Ms. Karen Sindel seconded by Mr. Jerry Watson, the Board unanimously approved the agenda as presented. (6-0)

7. CHAIRWOMAN'S COMMENTS

Ms. Bohannon stated she was adding the San de Luna Joinder approval to the Committee Agenda (Meeting immediately following Regular Board Meeting).

She stated it had been an honor to be Chairwoman for the Board and was proud of the many projects that have moved forward in the past year.

8. PENSACOLA BEACH VISITOR'S INFORMATION CENTER

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Ms. Nicole Stacey presented the report to the Board. She wished everyone Merry Christmas and invited everyone to the Christmas party at Hemmingway's.

Ms. Sindel applauded Ms. Stacey on a wonderful job with the Christmas Parade.

CONSENT AGENDA

9. COMMITTEE REPORTS

A. ARCHITECTURAL & ENVIRONMENTAL COMMITTEE, (11/18/2015) MR. DAVE PAVLOCK, CHAIRMAN, MS. JANICE GILLEY AND DR. THOMAS CAMPANELLA, MEMBERS

Item # 1 – Approval of Memorandum of Agreement between Gulf Islands National Seashore/National Park Services and Santa Rosa Island Authority – 2015/16 Shorebird Monitoring i.e. Piping Plover. (Staff report by Paolo Ghio)

The Committee unanimously approved staff's recommendation.

Item # 2 – Request by Nathan & Victoria Tracy – Lot 48, Block B, Villa Sabine, 244 Sabine Dr. –to construct an 16'x 30' in-ground swimming pool and spa with an encroachment of 13' into the rear yard setback. (Staff report by Paolo Ghio)

The Committee unanimously approved staff's recommendation.

Item # 3 - Request by James & Janet Honeycutt – Lot 2, Block 15, Villa Primera, 204 Ariola Dr. –to construct an in-ground swimming pool and spa with an encroachment of 10' into the side yard setback and 15' into the rear yard setback. (Staff report by Paolo Ghio)

The Committee unanimously approved staff's recommendation.

Item # 4 - Discussion regarding revised list for Capital Improvement with a 2 year plan for Pensacola Beach.(Referred from November 4, 2015 Regular Board Meeting)(Staff report by Paolo Ghio)

No action taken, it was agreed that the Board members would review the projects and each person bring their prioritized list to the December 9, 2015 Committee Meeting for further discussion.

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B. DEVELOPMENT & LEASING COMMITTEE, (11/18/2015) MS. KAREN SINDEL, CHAIRWOMAN, MS. JANICE GILLEY AND MS. TAMMY BOHANNON, MEMBERS

Item # 1 – Request by Mike Pinzone, Sunset Holding Company, Inc., - 41 Ft. Pickens Rd. – to sublease to J.B. Schluter, Innerlight Surf Shop, to operate a retail shop from leasehold property. (Staff report by Robbie Schrock)

The Committee unanimously approved staff's recommendation.

C. ADMINISTRATIVE COMMITTEE, (11/18/2015) 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.

Item # 2 – Approval of the SRIA Meeting Calendar for 2016. (Staff report by Robbie Schrock)

The Committee unanimously approved staff's recommendation.

Item # 3 – Request by Rhonda Dorfman, Pensacola Beach Woman's Club, for a \$2,500.00 sponsorship for "Celtic Spirit – An Evening with Danny O'Flaherty". (Staff report by Robbie Schrock)

The Committee unanimously approved the request by Rhonda Dorfman, Pensacola Beach Woman's Club, for a \$2,500.00 sponsorship for "Celtic Spirit – An Evening with Danny O'Flaherty".

Upon motion of Ms. Karen Sindel seconded by Mr. Dave Pavlock, the Board unanimously approved the Consent Agenda as presented. (6-0)

REGULAR AGENDA

10. OLD BUSINESS

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Item # 1 – Approval of the bid for sale of lease of public property located adjacent to the current ECUA water storage tank. (Staff report by Thomas Campanella)

Dr. Campanella gave the background on this item.

Mr. Ghio explained Parcels A and B. He stated ECUA wants to build a 3 million gallon tank in the future, on Parcel B. The offer extended from ECUA is to swap Parcel A, valued at \$41,000.00 for Parcel B, valued at \$45,000.00 as well as \$4,000.00 cash.

Upon motion of Mr. Dave Pavlock seconded by Ms. Karen Sindel, the Board unanimously approved the recommendation from the Selection Review Committee to accept the bid from ECUA. (6-0)

Item # 2 - Request from Pensacola Beach Holdings, d/b/a Pensacola Beach Boardwalk, to amend the license agreement for the placement of tables and chairs in the public area for Jubilee. (Report by Mike Stebbins) (Referred from 11/18/2015 Committee Meeting)

Mr. Stebbins gave background on the item and stated he still recommended approval of the license agreement.

Ms. Gilley stated she had spoken with one of the parties involved and was assured the agreement had been mutually agreed upon.

Mr. Watson asked if both parties had been spoken to, and Mr. Stebbins stated he spoke with Mr. Rinke and was told the parties were in agreement.

Mr. Lee stated he had spoken with Tom Carmichael and all was agreeable to him, as well.

Upon motion of Mr. Jerry Watson seconded by Ms. Karen Sindel, the Board unanimously approved the recommendation of the attorney to accept the request from Pensacola Beach Holdings, d/b/a Pensacola Beach Boardwalk, to amend the license agreement for the placement of tables and chairs in the public area for Jubilee. (6-0)

Item # 3 – ECUA proposal for reclaimed water storage tank. (Staff report by Paolo Ghio)

Mr. Ghio stated staff recommends approval of the proposed site, contingent upon ECUA holding a public input meeting. He stated the meeting is December 15, 2015

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and he will bring this item back to the January 13, 2016 Regular Board Meeting if the outcome is favorable. He stated an RFP will be issued for the lease of the land, once the Board approves.

SPEAKER:

Darrell McIntyre – He sent an email to the Board, and encouraged the Board not to make a decision at this time on this item, since the results of the feasibility study that BDI is doing (for ECUA) regarding the question of keeping the station on the Island or not. He stated this would be a long term funding issue, and it would be cheaper for him as a condo owner to use potable water, rather than reclaimed. He suggested ECUA could get a grant extension.

Ms. Bohannon thanked Mr. McIntyre for his email and asked where he would like to see the tank located.

Mr. McIntyre stated, "Tiger Point".

SPEAKER:

Vernon Prather - (Former SRIA Board Member) He stated he operates a reclaimed water system for Gulf Breeze. He stated he supports getting the ECUA plant off the Island in the long term. He explained how the pipeline would work if it was moved off the Island. He encouraged starting small, the growing the system.

Discussion followed.

SPEAKER:

Tim Hage – ECUA – He stated the estimate to move the treatment plant off the Island is plus or minus \$50 million. He estimated the 5 phases of the reclaimed water project would be around \$3.9 million.

Discussion followed regarding possible funding sources and the possibility of moving the plant off the Island.

Mr. Ghio pointed out a holding tank on the Island would still be necessary, even if the plant was relocated off the Island.

Ms. Bohannon and Ms. Sindel agreed the idea of moving the plant off the Island was good, however it would be cost prohibitive. They both encouraged their fellow Board Members to move forward with the reclaimed water proposal.

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SPEAKER:

Dale Perkins – Board Member for ECUA – He thanked the SRIA staff and said the proposed location was moved due to opposition to the previous location. He stated the new location will cost ECUA more, but the tank is necessary.

Mr. Prather suggested perhaps the new tank could be built where the current Public Works' buildings are located, moving Public Works somewhere else.

Mr. Hage stated ECUA had submitted this project for RESTORE monies, and encouraged the SRIA Board to ask Ms. Bohannon (she is on the RESTORE Committee) to support the project.

SPEAKER:

Robin Hoban – Beach resident – She asked where the overflow discharge would be for the new tank.

Mr. Hage said any excess water not utilized through the reclaimed system would be discharged into the Sound.

Ms. Bohannon was in favor of moving forward with the item tonight, but Mr. Lee pointed out public input was needed and suggested keeping the item in Committee, as it will need to have a public hearing, be advertised, appraised and put out for bids.

Upon amended motion of Ms. Karen Sindel seconded by Ms. Janice Gilley, the Board unanimously voted to approve the proposed location for the tank, subject to ECUA holding a public hearing and subject to there being a successful bidder on the project. (6-0)

11. NEW BUSINESS

Item # 1 – Approval of the SRIA 2016 Holiday Schedule. (Staff report by Executive Director Buck Lee)

Upon motion of Ms. Karen Sindel seconded by Ms. Janice Gilley, the Board unanimously approved the SRIA 2016 Holiday Schedule as presented. (6-0)

12. REPORTS

A. EXECUTIVE DIRECTOR'S REPORT

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Mr. Lee introduced his wife, Jan, who was attending her first and last SRIA meeting. He then presented Ms. Bohannon with a plaque and thanked her for serving as Chairwoman.

B. ATTORNEY'S REPORT

Mr. Stebbins presented his report for the review of the Board. He also gave an update on the Epp's case.

He said Ms. Epp's attorney offered to settle for \$50,000.00, the SRIA had countered with \$13,000.00 + for the medical expenses. Ms. Epp's attorney rejected that offer, and countered with a \$45,000.00 settlement request. Mr. Stebbins recommended the Board not accept the latest offer, and allow Mr. Lee and himself to work with Ms. Epp's attorney. No vote was taken, but the Board agreed with Mr. Stebbin's recommendation.

C. ENGINEER'S REPORT

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

D. DEVELOPMENT SERVICES DIRECTOR REPORT

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

Ms. Bohannon asked about improvements to Ariola.

Mr. Ghio stated he is meeting the third Wednesday of every month with the County on Pensacola Beach projects.

Ms. Bohannon asked if the Board can attend.

Mr. Ghio stated it was up to the County to decide who could attend.

13. VISITOR'S FORUM

14. BOARD MEMBER'S FORUM

Mr. Pavlock proposed an extension of Mr. Lee's salary until May of 2016, as well as paying him his unused sick and vacation. He stated it is the Board's custom to do

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so, and it's a vote of confidence for a job well done.

Ms. Ford clarified how much annual and sick time he could be compensated for.

Ms. Sindel said he is a valued employee, but he is leaving 4 months prior to the end of his contract. She questioned paying him for that time.

Ms. Bohannon said she thought the Board had already agreed to pay him thru the end of his contract. She stated she really appreciated the way Mr. Lee took care of this Island, and pointed out some things aren't being done as they were. She said that is a direct reflection of him being out there every day, previously.

Mr. Watson concurred with Ms. Bohannon, that Mr. Lee is concerned about the quality of work he performs.

Mr. Pavlock made a motion to pay Mr. Lee up to the end of his contract in May of 2016, as well as the appropriate sick and annual leave he has accrued, and Mr. Watson seconded the motion.

Ms. Gilley voiced a concern over the language used, as she didn't want it to be misinterpreted as payment for 4 months of NOT working. She suggested the Board was trying to reward him for the job he has done.

Ms. Bohannon said it would simply be a payout of his contract, that she had reviewed his contract and was very familiar with the terms.

Mr. Stebbins stated the amount in question was owed to Mr. Lee per his contract.

Ms. Sindel asked why it was even being discussed.

Mr. Stebbins stated he didn't know why it was being discussed, but offered to review the contract to confirm the terms.

Ms. Gilley stated if the Board was just fulfilling his contract, no vote was needed.

15. ELECTION OF OFFICERS

Mr. Lee asked if everyone had their directions.

Ms. Bohannon asked if there was anyone who didn't want to serve as Chairman.

Ms. Sindel and Ms. Gilley both said they were unable to serve as Chair.

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Mr. Watson said he would enjoy being the Chair.

Mr. Pavlock said he would be delighted to Chair.

Ms. Bohannon said she respected all the Board Members, but has concerns that not everyone believes in the SRIA institution as she does.

She asked Mr. Pavlock if he thinks the SRIA should be an ongoing entity and not be abolished?

Mr. Pavlock said absolutely, that leaseholders need a voice and a champion before the County, before Fee Simple comes to the Island.

Dr. Campanella explained that Ms. Bohannon was kept at Chair last year, but normally the Board followed what the County does, and moves up one Chair.

Ms. Bohannon said she doesn't always think that's the best way, and said she would like to see Dr. Campanella as Chair.

He said had the rotation stayed the way it had been, he would be moving up to Chair this year.

Ms. Bohannon said it appeared Dr. Campanella was proposing a slate.

Upon motion of Dr. Campanella seconded by Ms. Karen Sindel, the following slate was approved for SRIA officers for 2016:

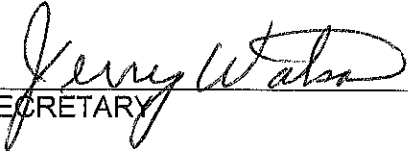
Dave Pavlock, Chair
Thomas Campanella, Vice Chair
Jerry Watson, Secretary Treasurer
Karen Sindel, Acting Secretary Treasurer
Janice Gilley, Member
Tammy Bohannon, Member

(5-1) Dr. Campanella voted in the negative.

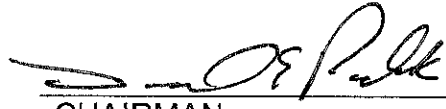
16. ADJOURN

There being no further business to come before the Board, Chairwoman Bohannon declared the Regular Board Meeting of the SRIA Board adjourned at 6:21 p.m.

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SECRETARY



CHAIRMAN

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