



**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  
SPECIAL BOARD MEETING MINUTES  
FEBRUARY 25, 2015**

1-3. A Special Board Meeting of the Santa Rosa Island Authority was held on Wednesday, February 25, 2015, beginning at 5:04 p.m. Members in attendance were: Chairwoman Tammy Bohannon, Thomas Campanella, Mr. Dave Pavlock, Mr. Jerry Watson, Ms. Janice Gilley, and Ms. Karen Sindel. Chairwoman Bohannon called the meeting to order and led the Pledge of Allegiance followed by a moment of meditation.

4. **CHAIRWOMAN'S COMMENTS**

Mr. Stebbins requested a private client-attorney meeting regarding Gale vs. SRIA at 5:00 p.m. prior to the March 11, 2015 Regular Board Meeting. He explained the process for the Board Members that have not participated in private meetings with the attorney.

**Upon motion of Mr. Jerry Watson seconded by Mr. Dave Pavlock, the Board unanimously approved holding a private client-attorney meeting at 5:00 p.m. prior to the March 11, 2015 Regular Board Meeting. (6-0)**

Item # 1 – Discussion on the Quietwater Beach Pier Ferry Service, Pensacola Beach, FL

**SPEAKER:**

David Forte – He is an Escambia County Public Works Program Manager. He gave a detailed history of the ferry project, and explained the FLAP (Federal Lands Access Program) grant.

Ms. Sindel questioned if the Board was to ask him (Mr. Forte) the questions they had for Escambia County, for example, who would be responsible for maintenance of the redone pier and shade structure, as well as liability insurance?

Mr. Forte stated he may have to refer some legal questions to the County Attorney, however said the maintenance and liability would be worked out at a later date.

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Ms. Bohannon stated her understanding was there are 4 rounds of funding and Phase 1 (lengthening the pier) and Phase 2 (widening the pier) would take up the first round of funding.

Mr. Forte explained the grant will be submitted for the entire project.

Much discussion was held regarding the grant submission.

Discussion was held on which entity, either Escambia County or the SRIA, would be responsible for the maintenance of the pier and a shade structure, if grant money was used.

Mr. Stebbins stated it was his opinion that the SRIA would be responsible for both maintenance and liability, absent there being an additional agreement with Escambia County, which is not in place at the current time.

Mr. Forte assured the SRIA Board the priorities for the grant had been adjusted to reflect their wishes. (Phase 1 – Lengthening existing pier, Phase 2 – Widening existing pier, Phase 3 – Shade Structure) He stated the City of Pensacola was seeking funding, as well, and that this was a statewide grant, so anyone can ask for funds.

Dr. Campanella voiced concerns about the Board not having any waterside plans to view. He stated it is still taxpayer money that is being spent. He is concerned it will fail and that it will interfere with the public use of the dock, as it is a heavily used area.

Mr. Forte assured the Board that design costs were included in the grant, and stated the extension to the pier would only be used by the ferry service.

Discussion followed regarding the proposed ticket prices (TBD).

Mr. Pavlock questioned if the ferry service will move forward even if it is not completely funded and what would happen if the ridership isn't what is anticipated. He said he is in support of the ferry.

Mr. Forte said the ferry will move forward, with or without grant funding, perhaps only a 2 leg service, and the contractor (for the ferry) knows he has to break even for this plan to work.

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Ms. Gilley stated she is in support of the ferry, and explained to the Board that frequently grants are applied for, with no drawings in place. Her concern is the lack of communication so far with the SRIA Board.

Mr. Watson stated he supports the concept, but the community has many questions and the Board doesn't have answers.

SPEAKER:

Commissioner Grover Robinson – He is the Commissioner for District 4, including Pensacola Beach. He said he has been working on this for 2 years, with SRIA staff, and doesn't know how the disconnect in communication happened. He suggested assigning someone from the Board to work with staff on this project. He pointed out the boats are already paid for, and that Escambia County, the State of Florida, nor the SRIA controls this project. He stated too much time and effort has gone into this not to support the project.

Discussion was held on the previous ideas for the various areas of the project.

Commissioner Robinson stated it was the SRIA's responsibility to maintain the public areas, including the pier. He said it is preferable to spend more money upfront on a large palapa, rather than be concerned with ongoing upkeep on an awning.

Mr. Lee agreed it was the SRIA's responsibility to maintain the pier.

It was again confirmed the grant would ask for the 3 Phases in the order the SRIA Board has requested, with the shade structure Phase 3.

Ms. Bohannon stated it was difficult for her to fully support this project.

Commissioner Robinson encouraged the Board to move forward with this vision, and pointed out there was over a year to discuss the shade structure.

Dr. Campanella stated the SRIA Board should be involved in the planning and design of the pier and asked if there was money built into the grant to repair any existing problems on the pier, for instance, what if bad pilings are found?

Commissioner Robinson stated Ms. Garrett (West Florida Regional Planning Council) assured him there was contingencies built into the grant for such occurrences.

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Mr. Forte explained the funding process:

- The grant is federal funds that the state holds.
- The grant is submitted by the National Park Service.
- Receive word in the fall regarding funding and enter FLAP process.
- Allotted funds are available spring/summer 2016.

He stated there would hopefully be a 20% FDOT toll credit match for a portion of necessary funds.

Ms. Gilley stated the Board agreed in concept that some type of shade structure is needed.

Mr. Watson stated the Board liked the concept, but needed more specifics.

Commissioner Robinson stated he wanted to get the SRIA Board more involved.

SPEAKER:

Dan Brown – NPS – He told the history of the identified need for the ferry service. The studies done identified the docking facilities that would be favorable, however he stated the plan given for Ft. Pickens was more detailed than the one given for Pensacola Beach. He stated the number of people that the ferry can accommodate dictates the size of the pier and shade structure.

Mr. Brown told of the new facilities at Ft. Pickens.

He stated the money requested in the grant had to be specific for allowing the community to access public lands, the request must meet the spirit of the definition the grant reviewers are looking for.

Ms. Bohannon asked about a possible shuttle service from Ft. Pickens to the core area.

Mr. Brown stated there would be a shuttle service from the fort to the core area, and hopefully funds could be acquired to purchase solar powered trams to run from fort to gate.

Mr. Forte stated ECAT had expressed interest in offering a service from Ft. Pickens gate to the core.

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Mr. Brown told of other successful ferry services across the country.

Ms. Sindel and Ms. Bohannon thanked Mr. Brown.

SPEAKER:

Leo Poltz – Palapa designer – He stated, in his opinion, the palapa structure could be built for far less than the quote in the grant figures. He estimated \$700-800,000.00 with no engineering or permits. He stated there is nothing to maintain, the roof flaps are already flame retardant and are permeable, for durability in a storm.

Ms. Bohannon questioned about ongoing maintenance.

Mr. Poltz said the only things he could think of that would require occasional maintenance were the fire suppression system, light fixtures and bulbs. He estimated \$2,000.00 at the most per year.

Ms. Sindel reiterated it would be under \$5,000.00 for normal yearly maintenance.

SPEAKER:

Vikki Garrett – WFRPC – She asked the Board if they decided to make a motion, to please include the following: the order of the phases, and specify if the Boardwalk is for public use, who is the owner and who maintains the Boardwalk.

Ms. Bohannon stated Escambia County's position is the Boardwalk is public property, allowing for public access, yet it is a private leasehold. She has concerns that if fee simple is issued in the future, the whole process could get convoluted. She said the current owner of the Boardwalk is Escambia County, but the SRIA has the maintenance responsibility.

There was much discussion over the SRIA Board having future input on the design, plans, etc.

Mr. Forte assured the Board the concept could be refined when resubmittal time came again, as there clearly is not enough money to pay for all 3 phases up front. He stressed the importance again of submitting the whole scope of work, similar to a Master Plan.

Ms. Garrett assured the Board their approval would be conceptual.

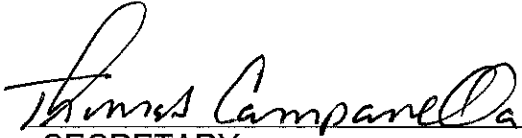
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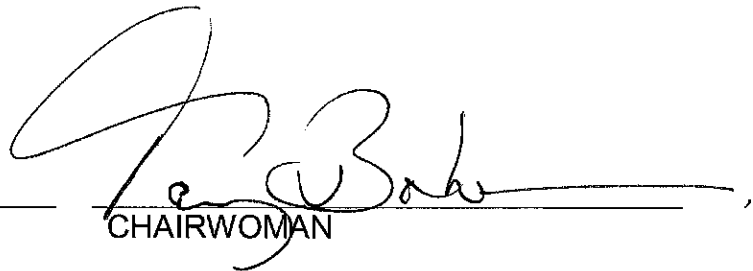
Upon amended motion of Ms. Janice Gilley seconded by Ms. Karen Sindel, the Board unanimously voted to move forward with this project, and declared that the Boardwalk is for public use, the owner is Escambia County, and the SRIA will handle reasonable maintenance. The Board requested the phases be as follows: Phase 1, the extension of the current pier, Phase 2, retrofit to widen existing pier, & Phase 3, a shade structure. (6-0)

5. ADJOURN

Adjournment:

There being no further business to come before the Board, Chairwoman Bohannon declared the Special Board Meeting of the SRIA Board adjourned at 6:30 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.)