

PENSACOLA BEACH
SANTA ROSA ISLAND AUTHORITY

Board Members:

Thomas Campanella
Chairman

Tammy Bohannon
Vice-Chairwoman

Fred Gant
Secretary/Treasurer

Janice Gilley
Acting Secretary/Treasurer

Elwyn Guernsey
Dave Pavlock

W. A. "Buck" Lee
Executive Director

SANTA ROSA ISLAND AUTHORITY
PENSACOLA BEACH, FLORIDA
REGULAR BOARD MEETING MINUTES
JANUARY 9, 2013
5:00 P.M.

1-3. A regularly scheduled meeting of the Santa Rosa Island Authority was held on Wednesday January 9, 2013, beginning at 5:05 p.m. Members in attendance were: Mr. Ed Guernsey, Ms. Janice Gilley, Mr. Dave Pavlock, Ms. Tammy Bohannon, Mr. Fred Gant, and Dr. Thomas Campanella, Chairman. Chairman Campanella led the Pledge of Allegiance followed by a moment of meditation.

4. APPROVAL OF MINUTES (Regular Board Meeting – 12/12/2012)

Upon motion of Mr. Dave Pavlock seconded by Mr. Ed Guernsey, the Board unanimously approved the minutes of the Regular Board Meeting as presented. (6-0)

5. CHANGES OR ADDITIONS TO AGENDA

Chairman Campanella added Chuck Randall with Pensacola Beach Relay for Life and the approval of a reimbursement agreement between the SRIA and ECUA under Old Business.

6. ADOPTION OF AGENDA

Upon motion of Mr. Dave Pavlock seconded by Mr. Ed Guernsey, the Board unanimously recommended adoption of the agenda as amended. (6-0)

7. CHAIRMAN'S COMMENTS

Dr. Campanella stated that he had selected the new standing Committee assignments for 2013.(see attached) Dr. Campanella presented Mr. Pavlock with a plaque and thanked him for a wonderful year as Chairman of the Board for 2012.

8. PENSACOLA BEACH VISITOR'S INFORMATION CENTER

Ms. Nicole Stacey was absent from the meeting.

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Mr. Lee asked the Board to direct any questions to Ms. Shelley Johnson, there were none.

CONSENT AGENDA

9. COMMITTEE REPORTS

A. DEVELOPMENT & LEASING COMMITTEE, (12/12/2012) MR. ELWYN GUERNSEY, CHAIRMAN, MS. JANICE GILLEY AND MR. DAVE PAVLOCK, MEMBERS

Item # 1 – Monthly update from Mr. Guernsey regarding lease fees and the property tax issue.

Informational only, no action taken.

Item # 2 - Monthly update from Tammy Bohannon regarding the progress of the Core Area Development Plan, as part of the Master Plan.

Ms. Bohannon had no report at this time. No action taken.

C. ADMINISTRATIVE COMMITTEE, (12/12/2012) DR. THOMAS CAMPANELLA, CHAIRMAN, MR. ED GUERNSEY AND MR. DAVE PAVLOCK, 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 - Per request by Escambia County, the SRIA will transfer \$250,000.00 to the County from the SRIA reserves. (Staff report by Executive Director Buck Lee)

Per request by Escambia County, this item has been removed from consideration at this time.

Item # 3 – Request by Ron Ladner, Shaggy's Bar & Grill – 701 Pensacola Beach Blvd.- for the minimum annual fees paid by the restaurant be used against the monthly commercial fees required by the lease. (Staff report by Dottie Ford)

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The Committee unanimously approved staff's recommendation, retroactive to January, 2012.

Item # 4 – Discussion regarding the development of a Board Policy regarding donations/sponsorships. (Report by Dave Pavlock)

It was decided to keep this item in Committee for further discussion on January 23, 2013.

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

REGULAR AGENDA

10. COMMITTEE REPORTS

11. OLD BUSINESS

(Added by Chairman Campanella)

Item # 1 – Chuck Randle – Relay for Life Pensacola Beach

Pastor Randle thanked the Board for the generous donation of \$3,500.00 to the 2013 Relay for Life event on Pensacola Beach. He explained many ways the SRIA would benefit from this donation, and encouraged staff to form a team.

Item # 2 - Discussion regarding proposed dog park for Pensacola Beach. (Staff report by Paolo Ghio)(Referred from 12/12/2012 Committee Meeting for further discussion)

Ms. Gilley and Mr. Gant questioned the placement of this item on the Regular Board Meeting agenda, rather than the January 23, 2013 Committee Meeting agenda as the motion from 12/12/2012 Regular Board Meeting stated.

Staff acknowledged an error in placing this item on the incorrect agenda.

It was decided to move forward with the discussion of the item, since it had been discussed many times previously and advertised properly.

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Mr. Lee offered the following recommendation:

- A. 2 (two) parks(both Gulfside) to be located at parking lot "E" near Park East, and at parking lot "B" near Park West. Each will be 100 yards wide, with proper signage designating area and rules.
- B. Tentative hours of operation are sunrise to 10 a.m. (to be adjusted during turtle nesting season.)
- C. SRIA will provide handwashing stations and bags for waste disposal.
- D. Dogs must be on a leash at all times.
- E. No fees or permits required.
- F. 1 (one) year trial period.

SPEAKER:

Karen Sindel – She thanked the Board and is happy with the suggested guidelines.

Patty Kelly – Florida Fish and Wildlife Services – She stated they had concerns about a dog park and turtle/bird nesting season. She stated they had prepared a letter with recommendations and would send it to the SRIA.

Paul Barrett – He spoke in favor of the dog park and likes the new proposal.

Mr. Guernsey suggested the Board empower Mr. Lee and Mr. West with the authority to close a park down for appropriate reasons.

Upon amended motion of Mr. Dave Pavlock seconded by Ms. Tammy Bohannon, the Board approved the following measures as a recommendation (along with the Fish and Wildlife letter of recommendations) to be sent to the Board of County Commissioners regarding a dog park on Pensacola Beach:

- A. 2 (two) parks(both Gulfside) to be located at parking lot "E" near Park East, and at parking lot "B" near Park West. Each will be 100 yards wide, with proper signage designating area and rules.**

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- B. Tentative hours of operation are sunrise to 10 a.m. (to be adjusted during turtle nesting season.)**
- C. SRIA will provide handwashing stations and bags for waste disposal.**
- D. Dogs must be on a leash at all times.**
- E. No fees or permits required.**
- F. 1 (one) year trial period, with the Executive Director and/or the Public Safety Director authorized to close the parks if there are significant issues, i.e. dogs biting each other or people, not adhering to the lease laws, etc.**

(4-2) Dr. Campanella and Mr. Gant were opposed.

Item # 2 – Discussion of a Residential Lease Modification Policy for Financing and Refinancing. (Report by Mike Stebbins)(Referred from the 12/12/2012 Committee Meeting)

Mr. Stebbins gave background on this item and stated sections “E” and “F” are the ones being scrutinized.

Ms. Gilley pointed out that this policy was generated for one specific case, and asked Mr. Stebbins if he thought it could apply to other similar situations.

Mr. Stebbins said it could be used for similar cases, that the “hard work” had been done already on the policy.

Ms. Bohannon stated she did not wish to add more fees to the leaseholders and did not agree with the inclusion of section “E” or “F” of the policy.

Mr. Guernsey asked what would happen if the Board didn’t adopt this policy?

Mr. Stebbins stated staff would bring requests before the Board on a case by case basis.

Mr. Gant stated adoption of this policy could speed up the refinancing process for leaseholders.

Much discussion followed.

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Ms. Ford explained the 3 (three) things that were addressed under the current policy for amending and restating single-family residential leases: addition of a CPI clause, addition of penalties and interest, and a 30 year renewal (after the initial 99 years, not an additional 99 years)

Mr. Stebbins explained this policy would only apply to leaseholders that requested a modification to their lease.

After much discussion, Dr. Campanella asked each Board member if they were in complete understanding of the proposed policy. Each member said yes they understood.

Upon motion of Mr. Dave Pavlock seconded by Ms. Tammy Bohannon, the Board approved the adoption of the Residential Lease Modification Policy for Financing and Refinancing, sections A, B, C, and D, NOT sections E or F. (4-2) Mr. Guernsey and Mr. Gant were opposed.

(Added per Chairman Campanella)

Item # 3 – Approval of a reimbursement agreement between ECUA and the SRIA.

Mr. Ghio explained ECUA has already approved paying to relocate the sewer lines behind the SRIA Administration offices and this agreement states that the SRIA will “front” the money and then invoice ECUA, who will then reimburse the SRIA.

Upon motion of Mr. Dave Pavlock seconded by Mr. Fred Gant, the Board unanimously approved the reimbursement agreement between ECUA and SRIA. (6-0)

14. REPORTS

A. EXECUTIVE DIRECTOR'S REPORT

Mr. Lee asked if there were any questions about his enclosed report.

Mr. Pavlock asked the costs involved with helping the Gulf Islands National Seashore (GINS) with their lifeguard needs.

Mr. Lee stated Mr. West had given the GINS an idea of the costs involved and assured the Board that SRIA monies would not be spent on this project. He stated it may not come to fruition this year.

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Ms. Bohannon asked about the mention of an app for Pensacola Beach being developed.

Mr. Lee stated he encouraged the creator to go to the VIC and to speak with Susi (E.W. Bullock).

B. ATTORNEY'S REPORT

Mr. Stebbins submitted his monthly report for review.

C. ENGINEER'S REPORT

Mr. Langston submitted his monthly report for the review of the Board. He asked the Board to authorize the Chairman to sign a Notice to Proceed order for the Quietwater Beach Nourishment Project.

Upon motion of Mr. Dave Pavlock seconded by Mr. Ed Guernsey, the Board unanimously approved authorizing the Chairman to sign the Notice to Proceed order for the Quietwater Beach Nourishment Project. (6-0)

Mr. Guernsey questioned if the uneven wood issues had been resolved at the Quietwater Boardwalk.

He was told they had been corrected.

Mr. Pavlock questioned if in the new plan for the toll plaza, a turn-around had been discussed for people not willing to pay the toll.

He was told there is not enough room to allow for a turn-around.

D. DEVELOPMENT SERVICES DIRECTOR REPORT

Mr. Ghio submitted his monthly report.

Ms. Bohannon thanked him for doing the report.

15. VISITORS FORUM

SPEAKER:

Chuck Beverly – He has concerns about boating and swimmer safety at and around the boat launches. (see attached sheet)

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Chairman Campanella asked staff to look into this subject and see how the problem could be best addressed.

16. BOARD MEMBERS FORUM

Mr. Pavlock encouraged staff to provide a copy of the infomercial the SRIA did for BLAB to Escambia County for them to play on the County's network.

Ms. Bohannon stated Engineering Project Manager for Escambia County, Mr. Matt Mooneyham, would be coming to our February 13, 2013 Regular Board Meeting to give updates on Casino Parking lot lighting, the toll plaza, crosswalks, etc. She also stated the County is looking into securing funding for a yearly dredging project.

Ms. Bohannon asked Mr. Vernon Prather to present his research on the Landrum Staffing contract regarding negotiations on the costs involved in using them for temporary services at Public Works. (see attached sheet)


Mr. Prather encouraged negotiating with Landrum and stated it was the SRIA's fiduciary responsibility to do so. He and Ms. Bohannon do not agree with the rate quoted by Landrum Staffing Services.

Mr. Lee stated Landrum had already met with Public Works and discussed training and classes offered for staff.

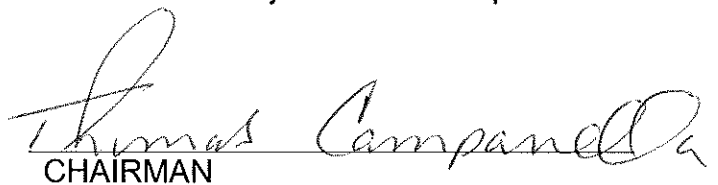
Mr. Stebbins stated the Board had already accepted the contract at the 12-12-2012 Regular Board Meeting, but could ask Landrum to voluntarily lower their costs.

17. ADJOURN

There being no further business to come before the Board, Chairman Campanella declared the Regular Board Meeting of the SRIA Board adjourned at 6:39 p.m.



SECRETARY



CHAIRMAN

(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.)

January 9, 2013

TO: SRIA Board Members
FROM: Chuck Beverly
SUBJECT: Boating and Swimmer Safety – Boat Launches

Problem

Increased congestion at Quietwater Beach has presented increased boater and swimmer safety concerns in that area. The competing interests of sunbathers, swimmers, fisherman, sailors, kayakers, paddle boarders, and jet skiers using the boat ramp and its adjacent area, including the boat ramp parking area, has added to a sense of frustration and to safety concerns for all parties.

I have witnessed, first hand, or know of someone, personally, who has witnessed the following problems in and around the boat ramp on Quietwater Beach:

- Individuals fishing in the middle of the boat ramp while a boater was attempting to back a boat trailer into the water.
- Cars parked in the boat ramp parking area blocking access to the boat ramp and taking up parking space for vehicles with trailers.
- Sunbathers camped out in the immediate vicinity of the boat ramp blocking access for non-motorized boats attempting to launch in the area adjacent to the boat ramp (where the asphalt is closest to the shoreline).
- Swimmers and individuals on inflatable rafts blocking the area in the water immediately in the vicinity of the boat ramp.
- Jet skis either hitting or coming extremely close to non-motorized boats; this has occurred in deeper water, beyond the No Wake signs, with the jet skis traveling at speeds significant enough to cause property damage, bodily harm, or even death.

In particular, jet skis pose a threat to both swimmers and boaters within the congested Quietwater Beach area. Unlike a car, a jet ski only provides directional control (steering) when the throttle is engaged. Just prior to a jet ski crash, the operator usually panics when he/she gets too close to another boat, a swimmer, and/or a fixed object. At that point, the driver takes his/her hand off the throttle to slow down. Unfortunately, the operator then loses directional control and crashes into the object he/she wished to avoid. In July 2012, a similar jet ski situation resulted in the tragic death of Astronaut Alan Poindexter on Pensacola Beach.

Safety Solution

Motorized and non-motorized boat launch areas need to be separated as a result of the crashes and near crashes between the jet skis and the non-motorized boats near the Quietwater boat ramp.

- The boat ramp area at Quietwater Beach should be designated a motorized boat launch area.
- A non-motorized boat launch area should be designated at the Pickens Gate parking lot, Soundside, east end, next to the pink condominiums.

Motorized Boat Launch Area - Quietwater Beach:

Keep the boat launch at Quietwater Beach as a motorized boat launch. Because of its close proximity to the three jet ski rental vendors located along Quietwater Beach (Key Sailing, Radical Rides, and Bonifay Water Sports), this boat launch would keep all the jet ski activities in that specific area of Pensacola Beach.

This boat ramp area must be clearly marked to keep swimming, fishing, sunbathing activities, etc., away from the boat launch area. Failure to keep swimmers and sunbathers out of the area of a motorized boat launch could result in injury or death to individuals and civil liability issues for the SRIA.

Swimming and sunbathing activities can easily take place at the area south of the boat launch or at many other areas around Pensacola Beach.

Place the following signs in the immediate area of the motorized boat launch:

- Motorized Boat Launch Area - Keep Clear (posted in sand between parking lot and shoreline)
- No Swimming or Sunbathing – Motorized Boat Launch Only (north and south of ramp)
- Motorized Boat Launch - Trailer Parking Only (posted at side of parking lot)

Non-motorized Boat Launch Area – Pickens Gate Parking Lot, Soundside, East End:

Prior to Hurricanes Erin and Opal hitting Pensacola Beach in the 1990's, the east end of the parking lot (Soundside) at Pickens Gate was used as a boat launch area for single-hull and multi-hull sailboats (non-motorized boats). Re-instate this area as a designated non-motorized boat launch area.

It would be necessary to remove a section of the fence at the east end of the parking lot. There is no need to concrete this boat launch as non-motorized boats are light weight and can be carried or dollied across the sand. Additionally, the absence of a concrete boat launch will prevent motorized boats from using the area.

Place the following signs in the immediate area of the non-motorized boat launch:

- Non-Motorized Boat Launch Area - Keep Clear (posted in sand between parking lot and shoreline)
- No Swimming or Sunbathing – Non-Motorized Boat Launch Only (east and west of ramp)
- Non-Motorized Boat Launch - Trailer Parking Only (posted at side of parking lot)
- Vehicle/Trailer Parking Only (painted on designated parking spaces at east end of lot)

County Ordinance:

Create a county (Pensacola Beach) ordinance to coincide with each boat ramp and boat ramp parking signage. This would allow sheriff's deputies to enforce the intent of the signage, thereby keeping these areas of Pensacola Beach safe for all users.

Conclusion:

It is necessary for the SRIA Board to address this safety concern prior to the busy beach season. Failure to protect swimmers, sunbathers, and boaters could result in death or injury to these individuals and open Escambia county and the SRIA to liability issues. I am available to meet with any Board member to further discuss this concern. You may contact me at 850 382-8777 or 850 982-2956.

