



**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
NOVEMBER 4, 2015
5:00 P.M.**

- 1-3. A regularly scheduled meeting of the Santa Rosa Island Authority was held on Wednesday November 4, 2015 beginning at 5:02 p.m. Members in attendance were: Mr. Dave Pavlock, Dr. Thomas Campanella, and Mr. Jerry Watson. Ms. Karen Sindel and Ms. Janice Gilley participated via teleconference. Ms. Tammy Bohannon, Chairwoman, led the Pledge of Allegiance followed by a moment of meditation.
4. **APPROVAL OF MINUTES** (Regular Board Meeting – 09/09/2015)
(Special Board Meeting – 09/23/2015)

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

Upon motion of Dr. Thomas Campanella seconded by Mr. Jerry Watson, the Board unanimously approved the minutes of the Special Board Meeting (09/23/2015) as presented. (6-0)

5. **CHANGES OR ADDITIONS TO AGENDA**

Chairwoman Bohannon moved Item # 4 under Old Business to Item # 1. (Discussion on a plan for future leadership of the SRIA)

6. **ADOPTION OF AGENDA**

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

7. **CHAIRWOMAN'S COMMENTS**

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8. PENSACOLA BEACH VISITOR'S INFORMATION CENTER

Ms. Nicole Stacey presented the report to the Board.

Mr. Watson asked if the Canadian visitors had any comments.

Ms. Stacey said they love the weather and the beach, that they are regulars who visit every year.

CONSENT AGENDA

9. COMMITTEE REPORTS

A. ARCHITECTURAL & ENVIRONMENTAL COMMITTEE, (10/28/2015) MR. DAVE PAVLOCK, CHAIRMAN, MS. JANICE GILLEY AND DR. THOMAS CAMPANELLA, MEMBERS

Item # 1 – Discussion regarding Capital Improvement for FY 2016. (Staff report by Paolo Ghio)

The Committee unanimously approved holding this item in Committee for further discussion.

B. DEVELOPMENT & LEASING COMMITTEE, (10/28/2015) MS. KAREN SINDEL, CHAIRWOMAN, MS. JANICE GILLEY AND MS. TAMMY BOHANNON, MEMBERS

Item # 1 - 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 the October 28, 2015 Committee Meeting)

The Committee unanimously approved holding this item in Committee for review/approval of a new license agreement.

Item # 2 – Request by Mike Pinzone, Sunset Holding Company, Inc., to change the winter hours for the Pensacola Beach Gulfside pier. (Staff report by Paolo Ghio)

The Committee unanimously approved staff's recommendation.

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Item # 3 – Request by Greg Gordan, Sabine Marina Associates, LLC to sublease to John Rolland, d/b/a A Pelican Life, LLC, to run a charter business from leasehold property. (Staff report by Robbie Schrock)

The Committee unanimously approved staff's recommendation.

Item # 4 – Request by Guy Olano, The Dock at Pen. Inc., d/b/a The Dock – 4 Casino Beach Boardwalk - for a 25 year commercial lease extension. (Staff report by Robbie Schrock)

The Committee unanimously approved staff's recommendation.

C. ADMINISTRATIVE COMMITTEE, (10/28/2015) 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 – Request approval of the purchase and installation of a sign commemorating former SRIA Board Chairman, McGuire Martin and his foresight in installing multi use paths on Pensacola Beach. (Staff report by Executive Director Buck Lee)

The Committee unanimously approved staff's recommendation.

Item # 3 – Request by Leslie Geiger, Naval Aviation Museum Foundation, for a \$5,000.00 sponsorship for the screening of Eugene Cernan's film. "Last Man on the Moon." (Staff report by Robbie Schrock)

The Committee unanimously approved the request by Leslie Geiger, Naval Aviation Museum Foundation, for a \$5,000.00 sponsorship for the screening of Eugene Cernan's film, "Last Man on the Moon."

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

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REGULAR AGENDA

10. OLD BUSINESS

(Item #4 was moved to Item #1 by the Chairwoman)

Item # 1 - Discussion on a plan for future leadership of the SRIA. (Staff report by Executive Director Buck Lee)

Mr. Lee stated this item, moving Paolo Ghio up to Director of the Island Authority, was discussed at the last meeting. He stated the term "interim" had been discussed and it was up to the Board's discretion as to what they wanted to do.

Mr. Watson supports the recommendation from Mr. Lee.

Ms. Bohannon pointed out Ms. Gilley had suggested the use of "Interim Director" with the understanding that in time the word "interim" could be removed. The Board wants to make sure Mr. Ghio wants this position, and knows he has the option of returning to his original position.

Upon motion of Mr. Dave Pavlock seconded by Mr. Jerry Watson, the Board unanimously approved the appointment of Mr. Paolo Ghio as Interim Executive Director for the Santa Rosa Island Authority. (6-0)

Mr. Pavlock asked if the appointment would be effective January 1 or January 15 of 2016?

Ms. Sindel stated it needed to be Jan. 1.

Mr. Pavlock made a motion for the start date of the previous motion to be January 1, 2016.

Mr. Watson questioned if any situations needed to be addressed, such as increased responsibilities or liabilities.

Ms. Bohannon said everything would be looked at on January 1, 2016, and everything should stay the same for now. Ms. Bohannon asked Mr. Lee to let Mr. Ghio shadow him, and encouraged him to give Mr. Ghio assignments, to help with his problem solving skills.

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Dr. Campanella stated since Mr. Lee retires the 15th of January, Mr. Ghio's start date should be January 15, 2016.

Upon amended motion of Mr. Dave Pavlock seconded by Dr. Campanella, the start date for Mr. Ghio's appointment to Interim Executive Director will be January 15, 2016. (6-0)

Ms. Sindel exited the meeting (via teleconference) at 5:12 p.m.

Item # 2 - Request by John & Marla Buechner – Lots 3&4, Block 43, Villa Segunda, 1403 Ariola Dr. – to construct an in ground swimming pool with an encroachment of 15' into the 20' rear yard setback and 8' into the 15' side yard setback. (Staff report by Paolo Ghio) (Referred from the October 28, 2015 Committee Meeting)

Mr. Ghio gave background on the item and explained the details of compromises made by the applicant, due to the objection received by one of the neighbors. He showed photographs and asked what the Board's pleasure was regarding approval.

SPEAKER:

Karin Zimmerman – She is the neighbor that objects to the pool placement. She stated she is concerned about the noise issue, not her view. She claimed to have never received a copy of the second drawing that Mr. Ghio stated he had sent last week to her. She read a statement she had prepared. (See attached.)

Much discussion followed.

Mr. Watson stated he felt strongly about the 2 neighbors working together to reach a compromise.

Ms. Gilley asked if the pool had been a part of the original plans the Buechners had turned in for approval.

Mr. Ghio stated the original plans had a future pool on it, however it wasn't part of the application.

Ms. Gilley believes Ms. Zimmerman has some valid points, and stated at this time she would vote against the proposed pool.

Ms. Zimmerman said she was fine with the encroachment, she was just asking for the pool to be shortened.

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Dr. Campanella said he had done an onsite inspection and the Zimmerman front door couldn't be seen from the pool. He said the pool just needed proper landscaping, and noise will be a problem, no matter what size the pool is.

Ms. Zimmerman stated she didn't want to fight with her neighbors and she believed the third party involvement is the problem.

SPEAKER:

Jeff Cutter – He is the pool contractor for the applicants. He passed out packets with pictures and drawings to the Board. He stated they eliminated the decking, explained when the letters went out to the neighbors and said it's a lap pool with a sun deck. He explained the applicants are permanent residents and won't be renting out the house.

Mr. Pavlock stated he couldn't see a great difference in noise with a shorter pool and the applicant has been reasonable. He also said visual screening will help with the concerns of the Zimmermans.

Mr. Pavlock made a motion to approve staff recommendation to approve the pool as amended and Dr. Campanella seconded, however there was no vote taken.

Further discussion followed.

Mr. Ghio stated he would excuse himself from further negotiations, and that the neighbors have had plenty of opportunity to talk to each other.

Ms. Zimmerman stated she didn't have the contact information for the Buechners.

Dr. Campanella encouraged each Board Member to do an on-site inspection.

Mr. Cutter asked if the Buechner's shortened the pool to 30', could everyone agree to that tonight?

Mr. Ghio suggested the parties go out into the lobby to continue discussion on the item.

Phillip Napier (Builder of the Buechner's house) had been speaking quietly with Mr. & Ms. Zimmerman in the audience and announced they agreed to the 30' pool.

Ms. Zimmerman confirmed they agreed to the 30' pool.

Mr. Watson and Ms. Gilley agreed this was the best, neighborly thing to do.

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Upon motion of Mr. Jerry Watson seconded by Ms. Janice Gilley, the Board unanimously approved the request by John & Marla Buechner – Lots 3&4, Block 43, Villa Segunda, 1403 Ariola Dr. – to construct an in ground swimming pool with an encroachment of 15' into the 20' rear yard setback and 8' into the 15' side yard setback, with the pool shortened to 30'. (5-0)

Item # 3 – Update on derelict piers. (Staff report by Paolo Ghio)

Mr. Ghio have background on the item and stated 22 letters were mailed in August, with 20 signed cards already sent back. 15 leaseholders have confirmed either by telephone or mail that they will be removing the pier remains. Mr. Ghio stated staff would return after the first of the year with another status update.

Item # 4 – Approval of appraisal and RFP for sale of lease of public property located adjacent to the current ECUA water storage tank. (Staff report by Paolo Ghio)

Mr. Ghio gave background on this item and stated he and Mr. Stebbins drew up the RFP. He is asking for acceptance of the appraisal and approval of the RFP for the lease of public property.

Upon motion of Mr. Dave Pavlock seconded by Mr. Jerry Watson the Board unanimously approved acceptance of the appraisal and RFP for the lease of public property located adjacent to the current ECUA water storage tank. (5-0)

Mr. Lee reminded Dr. Campanella to be present on December 8, 2015 for the selection review committee meeting for this item.

Brief discussion followed.

11. NEW BUSINESS

Item # 1 – Approval of the Interlocal Agreement with Escambia County for the contract of a John Deere Front End Loader. (Report by Mike Stebbins)

Mr. Stebbins gave the background on this item.

Upon motion of Mr. Dave Pavlock seconded by Mr. Jerry Watson, the Board unanimously approved the Interlocal Agreement with Escambia County for the contract of a John Deere Front End Loader. (5-0)

12. REPORTS

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A. EXECUTIVE DIRECTOR'S REPORT

Mr. Lee presented his report for the review of the Board.

B. ATTORNEY'S REPORT

Mr. Stebbins presented his report for the review of the Board. He also gave two updates for section II, G-4.

He stated he recommended approval of the property damage claim from Ms. Janet Epps for damage sustained to her car, approximately \$3,300.00. She has signed a release and hold harmless.

Mr. Watson asked if the SRIA had made sure this type of accident won't happen again.

Mr. Lee stated he and Mr. Morgan had discussed ordering new lights, prior to Escambia County taking that area over. He stated Mr. Morgan will see that they get ordered.

Upon motion of Mr. Dave Pavlock seconded by Dr. Thomas Campanella, the Board approved the settlement of the property damage claim by Janet Epps for approximately \$3,300.00 for damage sustained to her vehicle on March 30, 2015 in the Pensacola Beach Boardwalk parking lot. (5-0)

Mr. Stebbins said there is also a settlement request for Endiya Epps' attorney for \$50,000.00 for injuries received while she was in her mother's vehicle. She jumped out of the car and wrenched her back. They have provided a little over \$13,000.00 in medical care, mostly chiropractic, which ended the end of July or August. Mr. Stebbins had requested further information from the party, but has yet to receive it. He doesn't recommend paying more than the approximately \$13,000.00 of medical expenses, as the claimant hasn't proven any permanent injury.

Upon motion of Dr. Thomas Campanella seconded by Mr. Dave Pavlock, the Board unanimously approved a settlement of approximately \$13,000.00 to cover the medical expenses incurred by Endiya Epps. (5-0)

C. ENGINEER'S REPORT

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

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Ms. Bohannon quizzed Mr. Langston on various projects listed.

D. DEVELOPMENT SERVICES DIRECTOR REPORT

Mr. Ghio submitted his monthly report for the review of the Board. He also told about the ECUA town hall meeting held the previous evening. He said the ECUA was going "back to the drawing board" to look for an alternative site. He stated the residents weren't happy with the proposal by ECUA, and the whole project may be scrapped. He stated there were a lot of variables that needed to be considered.

Discussion followed.

SPEAKER:

Tim Haag – ECUA – He said ECUA is still very interested in doing this phased project. He said it could ultimately eliminate discharge into the Sound except for peak or wet days. He stated the \$ 3.1 million budget is being funded through the Capital Improvement Budget, nothing would come from the leaseholders. He stated if customers were hooked up, they would see a savings of up to 85% for irrigation water.

Ms. Bohannon stated she felt like it would be a good project for the environment.

Mr. Ghio asked when residents could anticipate service.

Mr. Haag said it depends where residents are located in relation to the project, that appropriate connections would be phased in and put in place for future use.

13. VISITOR'S FORUM

SPEAKER:

Terry Preston – PBA – She said the residents feel misled regarding the reclaimed water project. She stated the current proposed project is not going to take the current capacity of reclaimed water at peak, the project doesn't consider future growth of the Island, including 2 towers at Portofino, and it doesn't serve residential customers as it stands now. She said 600,000 gallons a day will still be pumped into the Sound on peak days.

Ms. Bohannon asked Mr. Haag to address some of Ms. Preston's points.

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Mr. Haag said someone was passing out erroneous information at the meeting last evening. He said any discharge to the Sound was sanctioned by DEP.


Ms. Bohannon asked how many days would the discharge be eliminated?

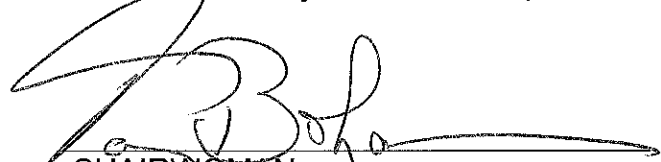
Mr. Haag said he wasn't an engineer and couldn't answer that question. He said future phasing will allow for wider distribution to interested parties. He said there is a \$425,000 grant and that ECUA has 2 years to complete construction of the tank. ECUA is 1 month in on the grant.

14. BOARD MEMBER'S FORUM

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 6:39 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.)