

PENSACOLA BEACH
SANTA ROSA ISLAND AUTHORITY

SANTA ROSA ISLAND AUTHORITY
PENSACOLA BEACH, FLORIDA
REGULAR BOARD MEETING MINUTES
OCTOBER 12, 2011

Board Members:

Elwyn Guernsey
Chairman

Dave Pavlock
Vice-Chairman

Vernon Prather
Secretary/Treasurer

Thomas Campanella
Acting Secretary/Treasurer

Fred Gant
Tammy Bohannon

W. A. "Buck" Lee
Executive Director

1-3. A regularly scheduled meeting of the Santa Rosa Island Authority was held on Wednesday October 12, 2011, beginning at 5:07 p.m. Members in attendance were: Chairman Ed Guernsey, Ms. Tammy Bohannon, Mr. Vernon Prather and Mr. Dave Pavlock. Mr. Guernsey, Chairman, called the meeting to order and led the Pledge of Allegiance followed by a moment of meditation. Mr. Fred Gant entered the meeting at 5:10 p.m.

4. APPROVAL OF MINUTES (Regular Board Meeting – (9/14/2011)
(Special Board Meeting – (9/28/2011))

Upon motion of Mr. Dave Pavlock seconded by Mr. Vernon Prather, the Board unanimously approved the minutes of the Regular Board Meeting (9/14/2011) and the Special Board Meeting (9/28/2011) as presented. (5-0)

5. CHANGES OR ADDITIONS TO AGENDA

Chairman Guernsey moved Item D-1 (Selection review for Events Promoter Services RFQ) from the Consent Agenda to the Regular Agenda for further discussion.

Mr. Prather requested that the topic of the proposed \$200,000 loan from Escambia County for the Boardwalk repairs be added to New Business for further discussion.

6. ADOPTION OF AGENDA

Upon motion of Mr. Dave Pavlock seconded by Mr. Vernon Prather, the Board unanimously recommended adoption of the Agenda as amended. (6-0)

7. CHAIRMANS COMMENTS

Mr. Guernsey stated he had questions regarding the SRIA's relationship with our bank, and the Public Funds Insurance program that protects our financial endeavors. He will be doing further investigation of this, and bring it back for discussion at a later date.

8. PENSACOLA BEACH VISITOR'S INFORMATION CENTER

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Ms. Maureen Lamar was absent from the meeting, and Ms. Jayne Bell gave her report.

9. DAN BROWN, SUPERINTENDENT, GULF ISLANDS NATIONAL SEASHORE UPDATE

Mr. Brown gave an update on the general management plan the Gulf Islands National Seashore is working on and stated the final version will be released in 2012. There was much discussion on the ferry service and possible new ground transportation vehicles for Gulf Islands National Seashore. He also stated that the largest pieces of asphalt on either side of the road would be picked up at Ft. Pickens, as well as the road to Navarre.

10. DR. RICK HARPER, EXECUTIVE DIRECTOR, OFFICE OF ECONOMIC DEVELOPMENT, UNIVERSITY OF WEST FLORIDA – DISCUSSION REGARDING A POSSIBLE STUDY OF THE ECONOMIC VALUE OF PENSACOLA BEACH.

Dr. Harper explained that Dr. Rod Lewis took over his position in January and would be performing the study.

Additional discussion followed in which Board members agreed this study will be an important tool for a future business plan for the Santa Rosa Island Authority.

Upon motion of Dr. Thomas Campanella seconded by Mr. Vernon Prather, the Board unanimously voted to have Mr. Lee, Dr. Lewis and Mr. Guernsey meet and develop a scope of work for a study of the Pensacola Beach's impact on Escambia County and bring back to the November 16, 2011 Committee Meeting.

CONSENT AGENDA

11.COMMITTEE REPORTS

A. ARCHITECTURAL & ENVIRONMENTAL COMMITTEE, (9-28-2011) MR. VERNON PRATHER, CHAIRMAN, MR. DAVE PAVLOCK AND MS. TAMMY BOHANNON, MEMBERS

Item # 1 - Ms. Tani Godfrey – Pennacle Properties – For Sale/Rent/Lease Signs on Pensacola Beach, LDC Ordinance, Section 13.22.05 G.

No action taken.

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Item # 2 – Michael S. O’Daniel, Sr. – 1615 Bulevar Menor – Lot 15, Block 11 – Santa Rosa Villas Townhouses – adjacent to Santa Rosa Sound – Request to remove an existing dock and construct a new 4’ x 100’ dock and an 8’x 12’ terminal platform.

The Committee unanimously approves staff’s recommendation.

Item # 3 – Proposed Amendments to the LDC Ordinance, Section 13.20.05, Section 13.20.08.

The Committee unanimously approves staff’s recommendation.

Item # 4 – C & C Entertainment, d/b/a Capt’n Fun Beach Club - 400 Quietwater Beach Road- Request for construction modifications to existing building (remove existing 2’ x 6’ display window and replace with a new door on the west side of the existing building) and allow for a portable display case to showcase sunglasses and beachwear for retail sale inside of the building.

The Committee unanimously approves staff’s recommendation.

B. DEVELOPMENT & LEASING COMMITTEE, (9-28-2011) MR. DAVE PAVLOCK, CHAIRMAN, MR. VERNON PRATHER AND MR. ED GUERNSEY, MEMBERS

Item # 1- The Dock – # 4 Casino Beach Blvd. – Request to continue the sublease for Mr. Donald Roberts d/b/a Dockside Beach Service to operate a concession for the rental of beach paraphernalia from leasehold property for an additional three year period; subject to adherence to specific guidelines of the Master Lease, being properly insured, and paying all applicable percentage fees.

The Committee unanimously approves staff’s recommendation.

Item # 2 - Ms. Karen Cook d/b/a Cook Realty (sublease to Verandas) – 731 Pensacola Beach Boulevard – Request to sublease a portion of commercial space to Mr. Ryan Christopher – Resort Quest - for vacation rental services and property management.

The Committee unanimously approves staff’s recommendation.

Item # 3 - Request approval to modify the current three (3) year (2011-2013) contract for Bands on the Beach sound and lights with Mr. Walter Tallman to include the months of April and October.

The Committee unanimously approves staff’s recommendation.

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Item # 4 – Mr. Rob Babcock – Premier Island Management d/b/a Envie – 400 Quietwater Beach Road – Request to use a portion of the Boardwalk directly outside of Envie (The Wine Bar) for additional seating.

The Committee unanimously approves staff's recommendation and extended the license agreement until December 31, 2012.

Item # 5 – Mr. Scott Wheatley – Discussion regarding Tiki Island Golf and Games.

The Committee unanimously approves holding this item in Committee.

C. ADMINISTRATIVE COMMITTEE, (9-28-2011), DR. THOMAS CAMPANELLA, CHAIRMAN, MR. ED GUERNSEY AND MR. VERNON PRATHER, 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 Mr. Dave Pavlock seconded by Dr. Thomas Campanella, the Board unanimously recommended approval of the Consent Agenda as amended. (6-0)

REGULAR AGENDA

12. COMMITTEE REPORTS

A. ARCHITECTURAL & ENVIRONMENTAL COMMITTEE, (9-28-2011) MR. VERNON PRATHER, CHAIRMAN, MR. DAVE PAVLOCK AND MS. TAMMY BOHANNON, MEMBERS

Item # 1 - Discussion regarding pedestrian crossings on Ft. Pickens Road.

Mr. Paolo Ghio explained that Escambia County stated that no other flashing signs are required on the County Roads on Pensacola Beach.

No action taken.

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B. ADMINISTRATIVE COMMITTEE, (9-28-2011) CHAIRMAN, DR. THOMAS CAMPANELLA, MR. ED GUERNSEY AND MR. VERNON PRATHER, MEMBERS

Item # 1– Request to amend Section 6.3 Sick Leave (i) (2), (3) & (4), of the SRIA Personnel Regulations. (Referred from the September 28, 2011 Committee Meeting)(Staff report by Jayne Bell)

Ms. Jayne Bell explained this item in further detail.

Mr. Gant voiced concerns over payment for this each year.

Ms. Dottie Ford explained that the potential maximum cost is factored into our budget each year.

Upon motion of Ms. Tammy Bohannon seconded by Dr. Thomas Campanella, the Board unanimously recommended approval of the request to amend Section 6.3 Sick Leave (i) (2), (3) & (4), of the SRIA Personnel Regulations. (6-0)

C. OPERATIONS COMMITTEE, (9-28-2011) MR. FRED GANT, CHAIRMAN, MR. DAVE PAVLOCK AND DR. THOMAS CAMPANELLA, MEMBERS

Item # 1 – Selection review for Events Promoter Services RFQ. (Staff report by Jayne Bell)

Mr. Lee gave background on this item and explained the proposed amendments to the existing RFQ with Bonfire Jam, LLC. The new agreement would waive the management fees of \$6500 per month for the first two (2) consecutive events, split the expenses and losses made 50/50 between Bonfire Jam, LLC and the SRIA, and split the profits 75/25 (Bonfire Jam, LLC/SRIA).

Mr. Gant stated that we shouldn't have to pay Mr. Lewis, and we don't have to accept his bid, even though he was the only one.

Mr. Prather stated that Mr. Lewis listened to the concerns of the Board and likes the new proposed changes. He pointed out Mr. Lewis had every incentive to make this project work.

Mr. Lee questioned the Board about the funding for the project. It was agreed that the funds be taken out of contingency.

Mr. Stebbins agreed he could add the changes to the original agreement with Bonfire Jam, LLC.

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Upon motion of Dr. Thomas Campanella seconded by Ms. Tammy Bohannon, the Board approved to accept the proposal by Bonfire Jam, LLC, committing to two (2) concerts in the Spring of 2012, with the option of two (2) additional concerts, terms to be negotiated, with financing coming from the contingency fund. (5-1) Mr. Gant voted in the negative.

13. NEW BUSINESS

Item # 1 - Discussion regarding the Interlocal Agreement between Escambia County and SRIA for repairs to the Boardwalk.

Mr. Prather explained his concerns with entering into this agreement, pointing out that the SRIA did not request the loan from Escambia County for this project. Additional discussion followed.

Upon motion of Mr. Vernon Prather seconded by Mr. Dave Pavlock, the Board unanimously approved the Interlocal Agreement with Escambia County for a loan in the amount of \$200,000 for repairs to the Boardwalk, subject to the signature page being changed to reflect sign-off by the SRIA Chairman. (6-0)

Item # 2 - SRIA/Pensacola Beach Community Rating System – (Staff report by Paolo Ghio)

Mr. Ghio gave background on this item and reviewed the comprehensive report that was in the backup. He stated that the SRIA is recognized state wide as having the strictest regulations for flood plain management.

Additional discussion followed.

Upon motion of Mr. Dave Pavlock seconded by Mr. Vernon Prather, the Board unanimously accepted the report as presented. (6-0)

14. REPORTS

A. EXECUTIVE DIRECTOR'S REPORT

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

B. ATTORNEY'S REPORT

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

C. ENGINEER'S REPORT

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

15. VISITOR'S FORUM

SPEAKERS:

Kathi Lewis
Sherri Myers
Jim Cox

Ms. Lewis expressed her disappointment regarding the handicapped accessibility for Deluna Fest event.

Ms. Myers stated concerns regarding ADA compliance for Pensacola Beach events.

Mr. Lee wished to make clear that Deluna Fest is not an SRIA event and would have staff review our ADA compliance.

Mr. Cox encouraged the Board to have further discussion regarding ad valorem taxes vs. lease fees.

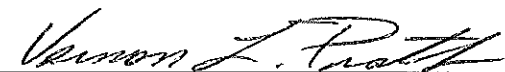
16. BOARD MEMBERS FORUM

Mr. Prather encouraged the Board to keep in mind that Perdido Key is the responsibility of Escambia County and Pensacola Beach is, by law, the specific responsibility of the SRIA. He stated we need to develop an action plan for the promotion of Pensacola Beach in order to maintain the current level of services provided.

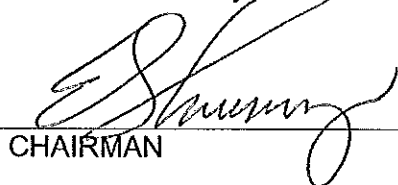
Mr. Guernsey stated the study by Dr. Lewis would be a foundational piece for how we continue to manage Pensacola Beach.

17. ADJOURN

There being no further business to come before the Board, Chairman Guernsey declared the Regular Board Meeting of the SRIA Board adjourned at 7:20 p.m.



SECRETARY



CHAIRMAN

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ELWYN GUERNSEY, CHAIRMAN
DAVE PAVLOCK, VICE-CHAIRMAN
VERNON PRATHER, SECRETARY
TREASURER
THOMAS CAMPANELLA, ACTING SECRETARY /TREASURER
FRED GANT, MEMBER
TAMMY BOHANNON, MEMBER
W.A. "BUCK" LEE, EXECUTIVE DIRECTOR