

**MINUTES**

**KEY WEST BIGHT MANAGEMENT DISTRICT BOARD MEETING**

**OLD CITY HALL, 510 GREENE STREET**

**FEBRUARY 13, 2013**

A regular meeting of the Key West Bight Management District Board of the City of Key West, Florida, was held in Commission Chambers, Old City Hall, 510 Greene Street, on Wednesday, February 13, 2013.

The Chairman called the meeting to order at 5:00 p.m.

Answering roll call were Board Members Jermy Ashby, Harry Bowman, Steve Henson, Jimmy Lane, Dan Probert and Chairman Michael Knowles presiding.

Board Member Kathryn Ovide was absent.

Also present were Chief Assistant City Attorney Larry Erskine, Port Operations Manager John Castro, Senior Property Manager Marilyn Wilbarger and Clerk of the Board Sue Harrison.

Others in attendance were 5 members of the public that included tenants Paul McGrail of Sebago and Dennis Krinnit of Breezin Charters.

The pledge of allegiance to the flag of the United States of America was given by all present.

**CHANGES TO THE AGENDA:**

It was moved by Board Member Lane and seconded by Board Member Probert to approve the agenda.

The Chairman asked for objections and seeing none, the agenda was accepted.

**APPROVAL OF MINUTES:**

- 1) January 9, 2013 (Regular)

It was moved by Mr. Probert and seconded by Mr. Henson to approve the minutes of January 9, 2013.

The Chairman asked for objections and seeing none, the minutes were approved.

**ACTION ITEMS:**

- 2) Approving Release and Cancellation of Second Lease Amendment for Macs Sea Garden Booth at Margaret Street Plaza

Ms. Wilbarger stated this was a house-keeping item to approve the release and cancellation of the second lease amendment for Tropical Shell and Gifts before the board to turn the booth into a fish cleaning station. This item will make sure the all the paper work is in order and Mr. Swift has signed the release and cancellation.

It was moved by Mr. Probert and seconded by Mr. Henson to approve the item as presented.

The Chairman asked the Clerk to call the roll.

Yeas: Board Members Ashby, Bowman, Henson, Lane, Probert and Chairman Knowles

Nays: None

- 3) Approving a Lease Renewal for Sunset Watersports Inc. d/b/a Hammerhead Surf Shop, 201 William Street, Unit B

Ms. Wilbarger reported this request is to approve the lease renewal for Sunset Watersports doing business as Hammerhead Surf Shop. The lease is to be renewed for five-years at the market rate.

It was moved by Mr. Henson and seconded by Mr. Bowman to approve the item as presented.

The Chairman asked the Clerk to call the roll.

Yeas: Board Members Ashby, Bowman, Henson, Lane, Probert and Chairman Knowles

Nays: None

4) Approving the Key West Bight Operating Expense Reconciliation for 2011/2012

Ms. Wilbarger stated this request was to approve the Operating Expense Reconciliation from the prior year. She stated the expenses have decreased and this reconciliation will provide the tenants with a credit.

It was moved by Mr. Probert and seconded by Mr. Lane to approve the item as presented.

The Chairman asked the Clerk to call the roll.

Yeas: Board Members Ashby, Bowman, Henson, Lane, Probert and Chairman Knowles

Nays: None

5) Updated Marina Rules

Ms. Wilbarger stated that Staff and Mr. Bowman, Steve Talbot and Jack Anderson had the opportunity to review the Marina Rules and Regulations for the Key West Bight Marina and with very few changes all were in agreement with the new rules.

It was moved by Mr. Lane and seconded by Mr. Probert to approve the item as presented.

The Chairman asked the Clerk to call the roll.

Yeas: Board Members Ashby, Bowman, Henson, Lane, Probert and Chairman Knowles

Nays: None

**REPORTS:**

6) Manager's Report – January 2013 Monthly Report

Chairman Knowles questioned the numbers on the January statement. Ms. Wilbarger would recheck the figures and reissue a corrected report to send to the Board Members.

Mr. Henson asked about the installation of piling caps on the Priorities for Upcoming Month.

Ms. Wilbarger stated this is an ongoing project.

7) Accounts Receivable Report

Ms. Wilbarger reported “season” has kicked in and the tenants should be caught up by next month. She has been working with Buddy Owen of B. O.’s Fish Wagon and received a payment this week, another is due next week. Ms. Wilbarger hoped to have an additional amendment to his lease to bring before the Board to correct the problem. This year it is taking longer for him to catch up.

8) Old Business

There was no Old Business Report.

9) Key West Bight Preservation Association Report

There was no Preservation Association Report.

**DISCUSSION ITEM:**

10) Fish Cleaning Station at Margaret Street Plaza

Mr. Castro discussed the Fish Cleaning Station specifics for the Board. They have tasked Bill Horn (Architect) to give them a rendering of the area. He said the area would be plumbed to the sewer and there would be garbage receptacles. He also described an area where the fish could be hung so customers could take pictures. They are also considering putting in a weighing station. Ms. Wilbarger stated the Charter Boat captains have been shown the renderings and they loved it.

**PUBLIC COMMENTS:**

Craig Hunt, 951 Caroline Street, Conch Harbor Marina. Mr. Hunt spoke on the proposed Conch Harbor dock reconfiguration and expansion discussions that he recently had with the Navy. The Navy had a problem with the staging of ships coming into the Bight through the “Security

Danger Zone.” Mr. Hunt had spoken with the City Manager about this issue and it was suggested that a meeting with the Navy, the Marinas and possibly the Coast Guard be held and moderated by the City Manager. Mr. Hunt hoped that after that meeting it would be brought back for review by the Bight Board.

Jeff Salzmann, representing Josh Rowan and the Classic Regatta. Mr. Salzmann addressed the Board regarding the recently held Classic Regatta and the next scheduled for January 27, 2014 through February 2, 2014. He stated there has already been a lot of interest from classic tall ships for the upcoming event. Mr. Salzmann was asking the Bight Board to help with a one-time reduction of the transient dock fee of 50% for the 2014 event.

Ms. Wilbarger would research and bring information back before the Board with what had been done in the past.

## **BOARD COMMENTS**

Mr. Probert complimented Mr. Bowman on his work with the new rules and regulations. Mr. Probert asked Ms. Wilbarger about the pelican signs. Ms. Wilbarger reported the Sustainability Coordinator and the Wild Bird Center representative are working on the redesign. Mr. Probert asked about the design for the fish cleaning station having enough room for more than one person. Ms. Wilbarger stated this was just a concept drawing and they would like to get as much usable room as possible.


Ms. Wilbarger added that the Major Development for the new West Marine Store will have all the landscaping removed. They have agreed to donate 61 palm trees to relocate throughout the Key West Bight. The trees will be relocated within the next two weeks. This had been planned for in the Common Area Enhancement Plan and this was an opportunity to use mature landscaping that

would immediately have an impact on greening up the Bight.

Mr. Probert reported that the interpretive center for the Tortugas Ferry would be having an open house on March 4, 2013 at 6:00 p.m. and they were all invited.

**ADJOURNMENT:**

There being no further business the Chairman adjourned the meeting at 5:38 p.m.

  
Susan P. Harrison, CMC, Clerk of the Board  
Senior Deputy City Clerk