

BAYSHORE FIRE PROTECTION & RESCUE SERVICE DISTRICT  
MINUTES OF THE BOARD OF COMMISSIONERS MEETING  
July 09, 2013

**Meeting called to order** at 7:00 p.m. by Vice-Chairman Griffin

**Pledge of Allegiance**

**Invocation** – Commissioner Hansen

**Roll Call:** Commissioner Ducrou – Excused

Commissioner Griffin – Present

Commissioner Klos – Present

Commissioner Cook – Present

Commissioner Hansen –Present

Chief Larry Nisbet - Excused

Office Manager - Theresa Sharp - Present

Attorney Ian Mann –Absent

**Others Present:** None

**Minutes** – Review and Acceptance of the minutes of the June 11, 2013 Board of Commissioners meeting. Motion made by Commissioner Klos to accept the minutes. Commissioner Cook seconded the motion. Vice-Chairman Griffin calls for questions or comments. With no questions or discussion and none opposed, motion carries.

**Financial Report:** Review & Acceptance of the June financials. Commissioner Klos motioned acceptance of the June financials. Commissioner Hansen seconded the motion. Vice-Chairman Griffin calls for questions or comments. With no questions or discussion, and none opposed, motion carries.

**Admin/Ops/Fire Marshal's-Report** (attached) –Vice-Chairman Griffin declines the need for reading the Fire Marshall's report into the record as they are in print, however he does have a question for Captain Underwood about any news on the Pilot project. Captain Underwood states that the two plan reviews noted in the Fire Marshall's report were; one, the Seminole Campground which is completely redoing the pool, removing the old office and moving it further back, and creating more parking spaces. We did a review of the fencing plan for the propane storage. He states the other plan review, he has been working quite extensively with Dan Nottie on, is the Love's project. The development order has been approved, they have pulled their surety bond, and he believes the projected completion date is June 2014. Plans are in, and the vegetation removal permit is pulled. He imagines we would see in the next month or so, some actual construction. Commissioner Hansen heard a date of August 15, 2013. Captain Underwood states that coincides with what he heard from the County. Commissioner Klos asks if that's going to be a big tractor-trailer facility. Captain Underwood replies to the affirmative and compares it to the Pilot in Tice Fire District, but a much nicer scale. He continues; there is supposed to be a Subway, and a Wendy's. He states he has the plans for the site layout and describes the general layout as all one building, with Wendy's all the way to the right, a Subway in the center, and on the left would be the Country Store. Commissioner Cook asks what is meant by "Country Store" asking if there would be a restaurant or what. Captain Underwood explains it would be like a Racetrack and include

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other items for RVs and truckers. Commissioner Klos asks if it will then be like a Pilot, but Loves name instead, with a big pull through for the longer vehicles. Captain Underwood agrees and ads the back side will be something like 100 parking spots for truckers and he believes something like 6 or 8 pull through pumps for truckers and something like 16 or 18 pumps on the front side. Commissioner Klos states as much as he would like to see it for the money...Commissioner Cook says those places are usually kind of rough. There is a lot of discussion of the nearby ones that once were nice but now are pretty rough. Captain Underwood states that he travels a lot with his RV and tries to find nicer places that he can pull through with his RV and his experience is that he has been to several Loves and finds they tend to keep up with their properties and they are more upscale and clean inside and out. He continues that the company is a private company not franchised even though the Subways and Wendy's would be franchise, the plaza is not and he has visited many outside of the state and a few here in the state, and his experience has been they keep them very clean and nice. Commissioner Klos asks if they bought some of that land in back of the pasture there or what. Captain Underwood states the old Racetrack is the only part that is left. Everything behind it and to the east of it is all part of this project. He describes a section where it goes back toward the preserve where the tower and hydrant are, that will remain, but they are taking something like 16 acres there for the project. There are two 1-1.5 acre parcels right behind the old Racetrack that are slated for future development like a hotel or something of that nature, so when the project is built out, there will be 2 outparcels remaining. Commissioner Klos asks how close they can build to that conservation land; since they re-did that whole section back there. Captain Underwood states that entire property had already been approved for development way back when, that's why this whole project moved along so quickly. They didn't have to deal with all those wetland issues the project that stalled across the street had to deal with. Since the area had already been approved for a project, it was very easy to revise the existing development order for this one here. He continues that the road across the front that wraps around to the left where the hydrants are is going to be realigned, and hydrants are being moved a little bit. Mostly he believes for signage. Commissioner Klos states he feels sorry for Lawhon's. Captain Underwood states it will be a hit for Lawhon's but believes the locals will still use them. Commissioner Cook states that Lawhon's has made it through everything, there has always been stuff. Commissioner Griffin agrees that it will drop business from what it is now, but...Commissioner Cook states their fuel sales will fall. They get a lot of traffic from fuel. Captain Underwood states he spoke to one of the developers involved with the Racetrack project and that that is one of the reasons Racetrack pulled out. Loves is a major competitor for them and Loves was way ahead of the game because of the development order on that side. Commissioner Cook asks if Racetrack is definitely out. Captain Underwood states it is official; confirmed by the developer. Much of the Board composition seem disappointed since the new Racetracks are so nice, but Commissioner Klos states they are not pull through for tractor-trailer and Commissioner Cook notes they are not really good for campers and stuff. He asks if it isn't going to be larger than Grandma's. Captain Underwood confirms it is. Commissioner Hansen estimates about twice that size. Captain Underwood states the Country store will be just as large, and then they are going to have the Subway and Wendy's restaurant tied on as well. Commissioner Griffin states there are also the hundred parking spots in back. Captain Underwood states he believes there are to be 192 total parking spots, a hundred of those being for large trucks that are a hundred feet deep. Commissioner Cook asks if there will be camper hookups as well.

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Captain Underwood states he did not see any on any of the site plans, so he does not believe so. He does however believe they are going to have a dump station and a water servicing station. Commissioner Hansen states that there is one up north that has something like 50 camper hookups on their back side. Captain Underwood states he hasn't seen the full electrical plans yet, most of what he has seen has been strictly for the development order. Commissioner Klos asks that Captain Underwood keep them updated. With no further discussion or comments regarding the Fire Marshall's report, Vice-Chairman Griffin asks if anyone wishes the Administrative report be read into the record. Commissioner Cook volunteers to read it. Vice-Chairman Griffin calls for questions or comments, and hearing none, calls for Petitions.

**Petitions before the Board – None**

**Union Petitions/Discussions – None**

**Old Business – None**

**New Business –**

- **Set Budget Hearing Dates and Tentative Millage Rate –** Vice-Chairman Griffin states the nature of the new business and notes the calendar is highlighted with acceptable target dates for the preliminary budget hearing to be scheduled for September 3, 2013 at 7pm and the final budget hearing to be scheduled for September 17, 2013 also at 7pm. Commissioner Hansen motions to hold the Preliminary budget hearing at 7pm on the 3<sup>rd</sup> of September and the Final budget hearing at 7pm on the 17<sup>th</sup> of September with the regular monthly board meeting to immediately follow the close of the final budget hearing on the 17<sup>th</sup>. Commissioner Klos seconded the motion. With none opposed, motion passed. Vice-Chairman Griffin calls for the next order of business. Current millage rate is announced at 3.500 and it is agreed by all present that we are capped and cannot raise it and financially cannot lower it therefore Commissioner Cook motions to set the proposed millage rate at the current 3.500. Commissioner Hansen seconded the motion. Vote is called and with none opposed, motion passed and tentative millage rate is set at 3.500. Vice-Chairman Griffin calls for any other new business. Hearing none and no public to add input, he calls for motion to adjourn.

Commissioner Hansen motions adjournment. Commissioner Klos seconded the motion and with none opposed, motion passes and meeting is adjourned at 7:24pm.