Sebastian Inlet District
Regular Commission Meeting
Wednesday, 4 PM, October 14, 2026
Sebastian Inlet District Office
114 Sixth Avenue, Indialantic, Fl 32903

Minutes

Present at the meeting were: Chairman David Barney, Commissioner Lisa Frazier (Vice Chair), Commissioner Michael Rowland (Secretary/Treasurer), Commissioner John Campbell and Commissioner TJ Marshall. Also, in attendance were: Executive Director James Gray, SID Public Outreach Associate Ed Garland, SID Contracts and Accounts Manager Stacy Busche, SID Legal Counsel Shawn Demers, Bryan Flynn (ESA), Ken Brown (JoJo's), Jared Elkins (JoJo's), Quintin Bergman (IRC), Katie Crocker (AtkinsRéalis), Kevin Land (SFI), Marie Yarbrough (AtkinsRéalis),

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Under Agenda Item I
Call to Order – Chairman Barney called the meeting to order at 4 p.m.

Under Agenda Item II
The Commission discussed the minutes of the regular Commission meeting of September 9, 2026; Tentative Millage and Budget Hearing of September 9, 2026; and the Final Millage and Budget Hearing of September 21, 2026, and approved them without changes.

Under Agenda Item III
Additions and Deletions
There were no additions or deletions to the agenda.

Under Agenda Item IV
Presentations

A. There were no presentations.

Under Agenda Item V
Information and Discussion Agenda

A. Executive Director's Reports

1. Update on FY 2027/28 FDEP Local Government Funding Request Grant Application (LGFR) – DRAFT Project Assessments
   Mr. Gray said the draft FDEP local-government funding assessment ranked the district fourth of 13 inlet projects, with a score of 46.6 out of a possible 80, which is favorable. The District request is a little more than $6 million in state cost-share funding for monitoring, design, and permitting, as well as construction-related projects. Budget funding remains contingent on final assessments and legislative appropriations, but based on the anticipated legislative appropriation of $50 million into the program, the district could potentially receive the full funding request.

2. Discussion of the 2026 FDEP Annual Inlet Report – Sebastian Inlet Bypass

FDEP's 2026 annual report showed the Sebastian Inlet bypass objective at 97.65 percent, Mr. Gray said. Commissioner Marshall complimented staff on this accomplishment. The agenda packet includes backup graphics and the FDEP's final report.

Under Agenda Item VI
Consent Agenda

A. Authorized Work for Commission Review:
   1. Summerlin's Marine Construction, LLC Work Order No. 2526-017– Summerlin Channel Marker Repairs #6, # 8, 20 & Dayboards #11 and #16
   Mr. Gray said Summerlin's Marine Construction routinely performs maintenance and repairs to the Sebastian Inlet Channel and Sebastian River Channel Markers. Under his Executive Director's Spending Authority, Mr. Gray authorized Summerlin to repair three red channel markers (numbers 6, 8 and 20), and Dayboards green 11 and 16. The work order totals $9,300 and is budgeted and available under Channel Marker Maintenance Account No. 5373-461.

   2. Summerlin's Marine Construction, LLC Work Order no. 2627-09-Summerlin Channel marker Repairs Green Buoy #3A & Stock Signs
   Under his spending authority, Mr. Gray authorized Summerlin to repair Sebastian Inlet Channel Marker Buoy Green #3A and restock and store two red replacement signs and two green replacement signs for rapid deployment if needed. The work order totals $4,400. Funding is available under Channel Marker Maintenance Account No. 5373-461. Commissioner Marshall questioned Summerland's mobilization charges for buoy installation compared to the cost of installing dayboards and pilings. Mr. Gray said pricing reflected different barge requirements and separate work orders established to prioritize channel marker installations. Staff agreed to review the charges upon completion to ensure mobilization costs were not duplicated. Prompted by the topic of channel markers, Chairman Barney asked whether the Florida Inland Navigation District (FIND) offers a funding program for installing channel marker lighting. Mr. Gray discussed potential project eligibility with FIND Commissioner Steve Boehning, who indicated that a funding request for channel marker lighting would be considered. However, routine maintenance and repairs are not eligible for funding.

B. Recommended for Approval
   1. Suntex Marinas Boat Slip Rental Agreement 2026-2028 Work Order NO. 2627-007- Marina
   Commissioner Marshall made a motion to table this agenda item until the next meeting (November 11, 2026) to allow further discussion of the District's boat storage needs and associated costs. He said he was concerned about the potential financial impact on the District of Amendment 3, which is on the November ballot. Commissioner Rowland seconded the motion for discussion.
   Mr. Gray said the proposed two-year agreement with Suntex is a renewal of an agreement that expired on September 20, 2026. Two years was the most economical option for the District because the new boat slip agreement remains at the same rate of $663.38 per month, beginning October 1, 2026 through

September 30, 2028. The District's old agreement expired and the current agreement is month-to-month, he noted. Commissioner Frazier supported approving the agreement, citing the limited availability of boat slips in the area. Commissioners Rowland and Campbell agreed with Commissioner Frazier. Following additional discussion, Chairman Barney called for a vote on tabling the agenda item until the November 11, 2026 regular commission meeting. **The motion failed 4-1, with Commissioner Marshall casting the yea vote.** Commissioner Marshall expressed concern about the District's boat-related expenses, noting that storage costs approach $9,000 annually, excluding insurance and maintenance. Commissioner Marshall suggested evaluating whether contracting for a boat on an as-needed basis would be more cost-effective. Staff will research cost information and will have available at the next meeting for further discussion.

Recommended Action: Staff recommends the Commission authorize Mr. Gray to sign the Two-Year Boat Slip Rental Agreement with Suntex Marinas on behalf of the District. District funding is budgeted and available under Natural Resources Programs – Marine Services, Account No. 5376-309.

2. Work Order No. 2627-08 - ESA, Environmental Science Associates DMMA Annual Land Management and Site Engineering
Mr. Gray said the District's Dredged Materials Management Area (DMMA) requires regular monitoring and maintenance, including periodic mowing and treatment of exotic vegetation. Under the District's Master Services Agreement with ESA, DLR Mobile, Inc., is under subcontract to ESA to provide those services at the DMMA. The total amount of the work order is $96,265, and is approximately $29,000 lower than the amount for similar work the District previously contracted with ESA, Funding is budgeted and available under Sand Transfer System/Advanced Studies, DMMA & Maintenance Account No. 5371-326. Mr. Gray responded to commissioners' questions about the annual cost of mowing and related maintenance services, while acknowledging the necessity of the work. He said the proposed pricing was reasonable compared with previous years and explained that the contract is based on time and materials, meaning the full contract amount may not be expended if certain services are unnecessary. Mr. Flynn added that the previous budget covered two years because it included funding for two mowing events annually, although typically only one was needed. Drought conditions over the past two years reduced vegetation growth and mowing requirements. Unused funds are carried forward, allowing the previous budget to extend over two years. Mr. Flynn also explained that funding is included for potential gate and fence repairs or replacements, as no significant work has been necessary for nearly 10 years. These funds provide flexibility to address storm damage or other unexpected repairs and restore operations promptly.

Recommended Action: Staff recommends the Commission approve Work Order No. 2627-08–ESA to the contract with Environmental Science Associates and authorize Mr. Gray to sign on behalf of the District.

3. Change Order No. 1 - Work Order No. 2526-013 - ATKR, AtkinsRéalis 2026 Flood Tidal Shoal Seagrass Monitoring and Hardbottom Biological Monitoring
Mr. Gray said AtkinsRéalis performed permit-required monitoring of the inlet shoals, seagrass and hardbottom offshore of the 2024-25 Sebastian Inlet Sand Trap Dredging and Beach Placement Project under the original work order (Work Order No. 2526-013 - ATKR, AtkinsRéalis 2026 Flood Tidal Shoal Seagrass Monitoring and Hardbottom Biological Monitoring). The total amount of the work order was $231,305. The Florida Department of Environmental Protection (FDEP) has requested the District provide a status on all hardbottom transect pins used to assist in determining potential project impacts. AtkinsRéalis determined that 56 transect pins were missing or damaged. FDEP informed the District that only 11 of the 56 pins need to be replaced at this time. The proposed Change Order No. 1 to Work Order No. 2526-013-ATKR calls for replacing 11 of the 56 transect pins. The amount of the change order is $23,743 and will be invoiced on a not-to-exceed fee basis only for actual expended effort. Funding for this expenditure is budgeted and available under sand trap dredging permit related costs monitoring, and is also eligible because it was a directive essentially from DEP. It is eligible for 50 percent cost share under our 24IR1 grant funding.

Recommended Action: Staff recommends the Commission approve Change Order No. 1 to Work Order No. 2526-013 – ATKR to the contract with AtkinsRealis and authorize Mr. Gray to sign on behalf of the District.

Under Agenda Item VII
Public Comment on Consent Agenda Items
Mr. Brown and Mr. Elkins asked for additional details about the District's LGFR applications (Agenda Item V A 1). Mr. Gray responded to their questions.

Under Agenda Item VIII
Board Vote on Consent Agenda
Commissioner Frazier made a motion to approve Consent Agenda Items A 1 and 2. Commissioner Campbell seconded the motion. **The motion carried 5-0.** Commissioner Campbell made a motion to approve Consent Agenda Item B 1. Commissioner Rowland seconded the motion. **The motion passed 4-1, with Commissioner Marshall voting nay.** Commissioner Marshall made a motion to approve Consent Agenda Item B2. Commissioner Rowland seconded the motion. **The motion passed 5-0.** Commissioner Marshall made a motion to approve Consent Agenda Item B3. Commissioner Frazier seconded the motion. **The motion passed 5-0.**

Under Agenda Item IX
Unfinished Business
No unfinished business.

Under Agenda Item X
New Business

A. Award of Bid – North Jetty Improvements Project – Phases 2 and 3
Shoreline Foundation, Inc. – Work Order No. 2627-006 – SFI

Mr. Gray explained that the District is responsible for maintaining navigation through the inlet, which includes the maintenance of the jetties. He also provided background on the bid solicitation process for Phases 2 and 3 of the North Jetty Improvement Project.

He noted that the apparent low bidder, Earth Tech Enterprises, requested to withdraw their bid due to a transcription error. The staff recommendation is to approve this withdrawal. The second recommendation is for the Commission to award the project to Shoreline Foundation, Inc., for $6,498,500.08. Third, staff recommended that, if the District is unsuccessful in contracting with Shoreline Foundation, the Commission authorize contracting with the second-lowest responsive and responsible bidder, Weber LLC. Commissioner Marshall raised concern about Shoreline Foundation's construction schedule and approach. He said the District should receive at least one month's advance notice to the public and affected vendors prior to the jetty closure. He suggested several outreach measures, including distributing information at the State Park entrance and installing electronic message signage to ensure visitors are adequately informed of the closure. Mr. Gray responded to several questions from Commissioners about the anticipated construction schedule and construction process. Mr. Gray also outlined the District's public outreach efforts to date for the North Jetty Improvement Project, including responding to public inquiries and coordinating with Sebastian Inlet State Park and other agencies. He said communication with the park concessionaire falls under the State Park's responsibility. Pending project approval, the District plans to distribute informational materials and implement a public awareness campaign that includes signage at both park ranger stations, website and webcam notices, social media updates, and District app notifications. He said clear, timely information regarding the anticipated construction schedule and required north jetty closure will help minimize confusion and misinformation. Commissioner Campbell made a motion to approve New Business Items A and B, with Commissioner Rowland seconding the motion. Commissioner Marshall requested to amend the motion to vote on only the first two staff recommendations. Commissioner Marshall said he was concerned about Recommendation 3, which would authorize staff to contract with the second-lowest responsive, responsible bidder if the District was unsuccessful in finalizing a contract with the selected contractor. Chairman Barney said he was allowed to amend the motion. Commissioner Frazier suggested modifying recommendation 3 to allow staff to proceed with contract negotiations with the second bidder, if necessary, but require the proposed contract to return to the Commission for final approval at the following meeting. During clarification of the motion, Commissioner Marshall withdrew his earlier pending motion concerning recommendation 3. The Commission then confirmed Commissioner Frazier's motion to approve staff recommendations 1 and 2 as presented, with recommendation 3 modified to require that the proposed contract with the second bidder return to the Commission for approval if necessary. Commissioner Marshall seconded the motion. **The motion passed 5-0.**

Recommended Action: Staff recommends that the Commission accept Earth Tech's request to withdraw its bid and release the company from all associated bid

obligations and bid security. Two additional recommendations were for the Commission to award the project to Shoreline Foundation, Inc., for $6,498,500.08, authorize the Executive Director to execute the agreement following Mr. Demers' approval of the required performance and payment bonds and certificate of insurance, and authorize contracting with the second-lowest responsive and responsible bidder, Weber LLC., if the District is unable to finalize a contract with Shoreline Foundation, Inc.

B. Work Order No. 2627-10 - ESA, Environmental Science Associates North Jetty Improvements Project – Phases 2 and 3
Mr. Gray said proposed work order, totaling $546,294, is for engineering services associated with the North Jetty Improvement Project – Phases 2 and 3. The work order provides for 12 months of construction observation, permit compliance, surveying, monitoring, and related services. The work order would be billed on a time-and-materials basis and limited to 12 months due to uncertainties in estimating services required over the full construction period. The expenditure is budgeted under the North Jetty Maintenance and Repair Account and is eligible for 50 percent state cost sharing through 26IR1, subject to the reallocation of funds. Commissioner Frazier questioned why the engineering oversight work order covered only 12 months when the construction contract extended for approximately 18 months. Mr. Gray explained that because the engineering services would be performed on a time-and-materials basis, the full extent and cost of services could not be accurately determined in advance. He noted that limiting the initial work order to 12 months would allow staff to better assess actual costs and potentially realize savings before determining the need for additional services, rather than committing to a larger work order upfront. Mr. Flynn noted that limiting the initial engineering services work order to 12 months would allow costs to be evaluated as construction progresses. If additional services are needed beyond that period, a more accurate cost estimate could be provided based on the remaining work. This approach would avoid committing funds upfront for services that may not ultimately be required. Commissioner Marshall made a motion to approve the work order. Commissioner Rowland Seconded the motion. **The motion passed 5-0.**

Recommended Action: Staff recommends the Commission approve Work Order No. 2627-10–ESA to the contract with ESA and authorize Mr. Gray to sign on behalf of the District.

Under Agenda Item XII
Public Comment on New Business
No public comment.

Under Agenda Item XIII
Public Outreach Activities
Mr. Garland reported on the District's outreach efforts, highlighting successful media coverage of the September 10, 2026 reef arch installation at Coconut Point in the state park. He also plans to participate in the Indian River Lagoon Fest on October 17, 2026. The District's recent video about

discarded baitfish at the inlet drew approximately 28,000 views across Facebook and Instagram and appeared to promote better visitor behavior.

Under Agenda Item XIV
Park Matter – Ken Torres
Mr. Torres was not in attendance.

Under Agenda Item XV
Legal Counsel Update – Shawn L. Demers, Gray Robinson
There was no legal counsel update.

Under Item XVI
Public Comment Period
Mr. Brown, who operates JoJo's Saltwater Café at the state park, shared concerns regarding the potential impacts of the North Jetty Improvement Project on his business. He sought clarification regarding construction-related public safety restrictions, beach access, parking availability, and whether the restaurant could remain open during construction. He said the restaurant received a termination notice from its concessionaire approximately two months after opening. Mr. Elkins, his non legal representative, said the restaurant intends to formally dispute its termination notice while seeking a resolution directly with the concessionaire. He asked whether the jetty project and its potential impacts on park operations and businesses had been addressed or coordinated during the grant application and planning processes. Commissioner Marshall directed Mr. Elkins to his contact information on the District's website and offered to provide publicly available Commission meeting materials documenting earlier discussions of the anticipated jetty closure. He also clarified that the District's responsibilities are limited to jetty construction and navigation matters and do not extend to the concessionaire's contractual dispute.

Under Item XVI
Commissioner Items

Chairman Barney — Will bring the Commissioner Orientation Guide to the November 11, 2026 meeting for the Commission's consideration.
Vice Chair Frazier— Has enjoyed serving as a District Commissioner for eight years and hopes to be re-elected for another term.
Secretary/Treasurer Rowland — Nothing
Commissioner Marshall — Requested that the T-dock's condition and maintenance responsibilities be placed on the next meeting agenda, citing concerns about public access, particularly for individuals with mobility limitations. Mr. Gray asked Commissioner Marshall if he would like the T-dock item to be placed under legal matters, Commissioner Marshall agreed.
Commissioner Campbell — Nothing.

Ms. Busche, referring to the financial report, said that expenditures exceeded revenues during the final quarter of the fiscal year, which is typical, and that the District's overall financial position remains favorable. She said that year-end financial adjustments and the audit process will continue, with a more complete accounting of actual expenditures anticipated in December. Commissioner Marshall requested a comparison of actual expenditures to budgeted amounts before employee evaluations to ensure that budget performance can be appropriately considered in the Commission's evaluation of Mr. Gray. Mr. Gray said that a budget is a best estimate and is

not an accurate evaluation tool. Commissioner Marshall said that if the evaluation does not compare actual annual expenditures with budgeted amounts, consideration should be given to removing the budget category from the evaluation criteria.

Under Item XVII
Adjournment — Chairman Barney adjourned the meeting at 6:21 p.m.

Secretary/Treasurer

November 11, 2026
Date