

REAL PROPERTY ADVISORY COMMITTEE

8:30 a.m., Thursday, May 8, 2008

The regular meeting of the Real Property Advisory Committee was held at 8:30 a.m., Thursday, May 8, 2008 in Council Chambers of City Hall, 1207 Palm Boulevard, Isle of Palms, South Carolina. Present for the meeting were Chairwoman Rice, Committee members Jim Raih and Councilman Cronin, Marina Manager Berrigan, Assistant to the Administrator Dziuban and City Clerk Copeland.

1. **Call to Order** and acknowledge that the press and the public had been duly notified of the meeting in accordance with the Freedom of Information Act.
2. **Approval of Minutes of Previous Meetings**

MOTION: Councilman Cronin moved to approve the minutes of the site visit and the regular meeting of April 9, 2008 as submitted; Mr. Raih seconded and the motion PASSED UNANIMOUSLY.

3. **Citizens' Comments**

Shane Ziegler of Barrier Island Eco Tours had called to be allowed to speak, but had not arrived. Chairwoman Rice chose to proceed with the meeting and return to **Comments** when he did arrive.

4. **Marina Manager's Report** – Brian Berrigan

Mr. Berrigan's report was relatively short and generated questions from the Committee. Chairwoman Rice asked for a report on the findings of the diver and was informed that the diver, Mike Davidson of Poseidon Marine, had found that the electrical, fuel and sewer lines did, in fact, run under the dock, but that they were buried deep enough in the pluff mud that they were not in danger of being damaged by the weight of the dock even in an extreme low tide. He had also found that the pilings were in decent shape except for the wooden ones directly behind the convenience store and a concrete one at the end of the face docks that was broken below the mud line. (Manager Berrigan expressed that his belief that the break in the concrete piling was the direct result of the boat that hit the dock last summer.) On a different matter, Mr. Berrigan stated that he had spoken with Public Works Director Pitts about having the recycling bin relocated and a sign has been made noting *MARINA EMPLOYEE PARKING ONLY* that would be put up that day.

3. **Citizen's Comments**

Shane Ziegler arrived and distributed a handout to Committee members that gave a history of Barrier Island Eco Tours and his request to the Committee; in addition,

Manager Berrigan distributed a drawing that illustrated the Eco Tour proposal. The request was actually a combined request from Marina Market and Eco Tours to widen the deck on the front of the Marina Market to include a space approximately 17.5 feet by 22.5 feet from which Barrier Island Eco Tours could operate its business. Brian Berrigan added that his vision of Marina Market was to have a wide deck surrounding the store, but time and costs caused the project to be postponed. With the concept presented by Barrier Island Eco Tours, they were seeking a cooperative project between Marina Market, Marina Joint Ventures, Eco Tours and the City of Isle of Palms to take the first step toward that vision and enlarge the deck on the water side of the convenience store; Mr. Berrigan anticipated three thousand dollar (\$3,000) investment from each party. The space for Barrier Island Eco Tours would be elevated two (2) feet, thereby providing storage for that business underneath and space above for them to operate the business. Mr. Berrigan noted that, since 1999, Barrier Island Eco Tours has paid rent and a percentage of its gross receipts so that the City did receive a benefit from its presence at the marina. Mr. Ziegler stated that the amount had been forty thousand dollars (\$40,000) last year and commented that they were the busiest entity at the marina, but they had no space from which to operate it. When asked by Chairwoman Rice the timeframe for the job, Mr. Berrigan replied that the work would take a week once he had approval from the City and gotten the permit.

Mr. Raih commented that Mr. Berrigan was not asking for a large sum of money and the addition of the deck would be a big improvement.

MOTION: Councilman Cronin moved to approve up to three thousand dollars (\$3,000) for to support the creation of an extended deck behind the convenience store; Mr. Raih seconded and the motion PASSED UNANIMOUSLY.

Mr. Raih remarked that this was the third consecutive meeting where Mr. Berrigan has made a request for City funds; Mr. Raih encouraged him to prepare a master plan for the marina for a year in advance so that he could make his financial needs known to the City during its budget process each year.

5. Old Business

6. New Business

A. Status of Permitting for Dock Extensions

Chairwoman Rice looked to Chris Moore, an engineer with Jon Guerry Taylor and Associates, for reports on the dock extensions and the bulkhead replacement. Mr.

Moore stated that they were continuing the bid preparation for the bulkhead; he anticipated that the final drawings and specifications would be ready next week. Once the City has reviewed them, the bid date could be set, and they were still aiming for June. Chairwoman Rice asked if the replacement of the pilings was included in the bid as Marina Manager Berrigan had discussed; Mr. Moore responded that they had not been included. Councilman Cronin noted that, if the pilings were included in the bid, the contractor would be responsible for them. Chairwoman Rice asked Mr. Moore to include everything that could be needed in the bid to eliminate the need for add-ons and/or change orders that would have to go before Council. Based on earlier discussions, the Committee agreed to use the same railings that Mr. Berrigan has used at Marina Market; Mr. Moore would visit the convenience store to define them for the bid.

On the subject of the dock extensions, Mr. Moore stated that what he had gotten from OCRM did not contain any drawings, so he was getting the City's file on the project assuming that the information he needed would be contained in it. Chairwoman Rice reminded Mr. Moore that despite what information he might find, he was not to proceed with anything until the City had a written confirmation from all of the permitting agencies that the project could move forward.

B. Parking Lot Fees

Rick Linville, who managed the City's parking lots with Bill Schupp, had been asked to attend today's meeting to give his opinion on the possibility of the City's increasing its parking fee to seven dollars (\$7) to match that of the County Park. Mr. Linville stated that he thought the City should stay at five dollars (\$5) for a couple of reasons, such as the fact that the City, basically, got the parking overflow from the County lot during the week because the County Park offered family amenities that were not available from the City lots. Since the County Park on Isle of Palms was the only beach park in the County, there were many owners of the County Park annual passes from all over the County who filled the lot. He hoped that staying at five dollars (\$5) would drive cost conscious beach goers to the City lots. Mr. Linville added that he thought the City would get resistance from the businesses, because an increase could damage their revenues. Lastly, Mr. Linville commented that he thought an increase would drive more cars to the neighborhoods on the weekend when the lots are full. In addition, Mr. Linville reported that this year would be a hard one for the City's lots because of the loss of some one hundred seven (107) spaces during to the construction of the Public Safety Building and sixty-seven (67) after construction.

Mr. Linville stated that he had attended a Planning Commission meeting where he had heard Tom O'Rourke, who was with Charleston County Parks and Recreation, state that

the County would like to add one hundred (100) spaces to its lot if the City would allow. Mr. Linville commented that he thought the City should allow the additional spots in the County Park since the city was losing over one hundred (100) parking spots. Chairwoman Rice volunteered to contact Mr. O'Rourke about the parking issues.

Chairwoman Rice thanked Mr. Linville for agreeing to attend today's meeting and for his candor in discussing the City's parking issues.

7. Miscellaneous

Carla Pope, Operations Manager for Morgan Creek Grill, distributed a letter to the members of the Committee requesting that the Committee address the need for additional lighting at the marina. She reported that she has been working with Public Works Director Pitts to get the lights at the center aisle back into working condition. She related that the employees of the restaurant leave their jobs between midnight and 2 a.m. and that the parking lot was dark; she reported that, over the past six (6) months, there have been incidents where customers have driven over signs and thefts from both vehicles and boats. Ms. Pope informed the Committee that the Isle of Palms Police Department was called when these incidents occurred and that they always responded promptly. Councilman Cronin expressed that it should be a simple process to locate the power source that was to be used for Tidal Wave and to have an additional pole installed using the same source. She also reported that the new solar lighting at the entrance did not stay on late enough; Mr. Berrigan and Councilman Cronin agreed that the battery for that system must not be large enough to meet the need. Ms. Pope stated that visitors to Morgan Creek Grill have stated that they did not realize it was still open until they actually turned the corner.

When asked about Marina Market, Mr. Berrigan related that the deli was scheduled to open on Thursday, May 15 and that a grand opening was still in the planning stages. He stated that the store was definitely getting the traffic they had hoped for and that the store manager, who has been employed at the store through two prior tenants, has stated that the store has been doing better than either previous tenants. Councilman Cronin commented that there was no sign indicating the price of fuel; Mr. Berrigan responded that he was in the process of relocating the light post and adding diesel fuel, but that he could provide some type of temporary sign until that work has been completed.

Assistant Dziuban announced that the City had closed on the re-financing of the marina bond and had received a very good rate of 5.15% from Bank of America.

There was some discussion of removing the metal barrier from the parking lot; Ms. Pope commented that she would like to see it stay since it created some type of

boundary for employee parking since there were frequently as many as forty-five (45) cars there. Public Director Pitts noted that the City did not have the proper equipment

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to remove it, but he told Councilman Cronin that he would find out what the cost would be to remove it.

Next meeting date: 8:30 a.m., Thursday, June 12, 2008.

8. Adjourn

MOTION: With no further business to come before the Committee, Councilman Cronin moved to adjourn the meeting at 9:38 a.m.; Mr. Raih seconded and the motion PASSED UNANIMOUSLY.

Respectfully submitted:

Marie Copeland
City Clerk