

REAL PROPERTY COMMITTEE
9:30 a.m., Monday, October 10, 2016

The regular meeting of the Real Property Committee was called to order at 9:40 a.m., Monday, October 10, 2016 in the City Hall Conference Room, 1207 Palm Boulevard, Isle of Palms, South Carolina. Attending the meeting were Councilmembers Harrington and Rice, Chair Bergwerf, Administrator Tucker and City Clerk Copeland; a quorum was present to conduct business. Steven Traynum of Coastal Science and Engineering was also present for the meeting.

1. Chair Bergwerf called the meeting to order and acknowledged that the press and public had been duly notified of the meeting in accordance with the Freedom of Information Act.

2. Approval of Previous Meeting's Minutes

Since the minutes were given to Committee members when they arrived for the meeting, Chair Bergwerf recommended delaying the approval of minutes to the next meeting.

3. Citizens' Comments – None

4. Comments from Marina Tenants

Carla Pope, representing Morgan Creek Grill, reported that, as a result of Hurricane Matthew, the restaurant fared relatively well despite the wind and rain. A small awning at the back of the building was blown off the building and into an air conditioning unit, an ice condenser and one (1) small puncture in the roof system; smaller losses were fans from the upper deck, one (1) television. Insurance claims will be filed for those losses, and the restaurant plans to re-open on Tuesday, October 11th. As for the loss of revenue, Ms. Pope told the Committee that MCG does have business interruption insurance to cover some of that loss, but the restaurant had anticipated a big week with weddings and the pig roast planned for Saturday.

Councilmember Rice asked whether the problem of water under the building had been corrected before the storm, and Ms. Pope stated that it had not, but they did not see a major rise in the water level.

Administrator Tucker said that Mr. Berrigan had reported that the store also had not sustained any major damage; Mr. Berrigan managed to get the store open very quickly after the controlled-access began and was pumping gas.

Councilmember Rice commented how nice it was to have a second option on the island for gas, especially since the station on Palm ran out of gas.

The Administrator reported that Mr. Berrigan had been proactive and gotten a second delivery, and did not run out of gas; he moved the water-side pumping to the land-side and exhausted his supply.

Additionally, the tanks at the Public Works facility were backup for Sullivan's Island, but she does not think they had to use it.

One (1) situation that the Administrator thought “worked really well” in the storm was the management of the crowd at the Kangaroo station and at the marina on 41st Avenue; she stated that the Police Department had coordinated very well with the business owners to control a situation that was getting crazy.

5. Old Business

A. Public Restrooms – Evaluation of amount of possible work to be done based upon new appraised value

The Administrator informed the Committee that, based on the updated appraisal, the value of the building has increased, so Director Kerr was getting new estimates for repairs and improvements identified earlier.

Director Kerr stated that the building had not flooded during the storm.

Responding to Councilmember Harrington’s question about the mural, the Administrator said that the building was pressure washed in preparation for the painting and she was confident the work would begin once things “returned to normal.”

B. Status of 49th Avenue Beach Access

Administrator Tucker stated that the City got an OCRM permit to repair the 49th Avenue beach access, bid the job and awarded a contract; the contractor was ready to mobilize when Matthew became a factor. Since the storm, the dynamics there have changed; it is no longer “Lake 49,” but “River 49.”

According to Director Kerr, the storm washed sand back onto the path and nearly filled it up; now the water is only a few inches deep.

Steven Traynum agreed that the beach access still needs work and recommended that the City proceed with its plan because the elevation of that area needs to be raised. The project may cost less since the City will be paying by the cubic yard of sand, and less sand will be needed than before Matthew. Director Kerr said that he would call Mr. Petersen of Petersen Grading to find out when the work will begin.

C. Status of Local Comprehensive Beach Management Plan

Administrator Tucker reported that the Plan had gone out for public comment and that OCRM had received no public comments. OCRM had comments about some changes they would like to see made, and staff had begun work toward responding to those comments when Matthew intervened. Staff will be working with Chris Jones to respond to those comments. OCRM’s comments will add to the comprehensive nature of the finished product; referring to the OCRM comments, the Administrator stated that she did not see anything in their comments that would alter the way the City manages the shoreline, for instance, they asked that a certain topic covered in the Plan be expanded upon.

On the subject of the major renourishment project and the Stone Fleet, the Administrator reported that the City has received support from both Senator Lindsay Graham's office and from Senator Tim Scott's office related to the concern that the proposed historic district for the Second Stone Fleet might inhibit the City from harvesting sand from within district boundaries. Staff has had meetings with staff members from both of those offices, and they have been sent information on the complication. One (1) important point of consideration is more the over-arching circumstance that, if the City is not allowed to harvest sand at all, future projects might face the situation where there is no "good" sand anywhere else, except within that district. The City hopes to come to an agreement that allows the City to harvest in that district under certain circumstances. The City has asked when the public comments period will be in order to make comments; at this point, no one has that information.

6. New Business

Post Matthew report concerning City's real property and shoreline

Concerning the City's buildings and property, Administrator Tucker reported the following:

- leaks were found in several properties that must be addressed,
- siding off City Hall, but no evidence of roof leaks,
- at least half a dozen leaks were discovered in the Public Safety Building, and
- no significant damage at the Recreation Center.

The Administrator added that the City would be filing insurance claims for its losses.

Debris is going to be a problem despite Public Works personnel reporting back to work to clear the streets with assistance from the Fire Department personnel with chain saws, which is why the City is not collecting garbage this week. Staff will work to get the message out to residents via the message boards.

Chair Bergwerf stated that this is a perfect example when an electronic message board could have been and would be very useful tool for storm updates to this garbage issue.

The off-island EOC was the Homewood Suites just over the Connector; although the hotel was closed, the general manager, assistant general manager and meal crew did an excellent job taking care of the needs of City personnel for a forty-eight (48) hour period. Administrator Tucker said that she hoped there would be a way to recognize them in the future.

The shoreline took the biggest hit; water did go underneath houses that washed debris onto the road; when crews first came onto the island for the first assessment, they were unable to get to Beachwood East because of the volume of debris on the road. Along the entire shoreline, primary dunes were lost and a need exists to try to restore that protective berm. Especially vulnerable are homes at Beachwood East, Seascape, Grand Pavilion and Ocean Club Building 1. The City must do another post storm survey to document from a survey standpoint what the alteration to the sand has been since the last survey was submitted. The Administrator described that, in the area of the wave dissipation devices on the landward side and on the road, the City has cleared the debris and today harvested the vegetative debris that was piled up there to prevent it from ending up on the beach. On Sunday, the Mayor and Administrator met with Major Chapman of

the South Carolina National Guard; they are the survey team in anticipation of the National Guard. Although it would be great if the Guard could get on the island and do the work to push the protective berm back up, the Administrator was concerned that they would be tied up in areas of the state with needs greater than those of the Isle of Palms and that, anticipating the extreme tides expected over the coming weekend, she did not think the City had the luxury of time.

Darren Nettles was also in the group since sections of the wave dissipation devices will have to be taken out to build the protective berm; he was also informed of the need for his presence on the beach when the devices are removed.

The Administrator explained that the City has two (2) options for contractors who could get to the island right away and begin to move sand, i.e. take sand that is on the active beach at low tide and move it back up against the houses to restore the protective dune.

With the higher than normal tides and winds expected at the end of the week, Mr. Traynum stated that work should be done by Thursday or Friday to protect the residences in jeopardy; Administrator Tucker commented that she was confident that the National Guard would not mobilized on the island in order to meet that timeline.

To OCRM/DHEC's credit, they started issuing emergency orders right away, allowing beach communities to sandbag and/or move sand; the City could also mobilize under the existing shoal management permit if necessary. Mr. Traynum indicated that the City had a couple of options at its disposal or what might be a jumble of the two (2); the OCRM emergency orders will allow the City to bring sand from upland to build a dune or to scrape sand from the beach to create a berm, but the sand scraping is to be done within the property lines as if they extended onto the beach.

At Beachwood East, there is little beach to start with, so Mr. Traynum questioned that there was very little sand to scrape into a dune; these dunes are six feet (6 ft.) high and twenty feet (20 ft.) long requiring about five cubic yards of sand per foot.

Administrator Tucker commented that the City could provide the equipment and the manpower, but someone qualified must be on the beach supervising the work to ensure that the ecosystem is not disturbed. She also acknowledged that the City would be doing this work ahead of the National Guard and incurring the expense, whereas the National Guard would be free to the City. Since no disaster order has been issued, meaning that FEMA reimbursement might not be available and, if it were to be authorized, the reimbursement would be only seventy-five percent (75%).

Since the Beachwood East homes were not occupied during the hurricane, Administrator Tucker has been tasked with writing to the property owners telling them of the condition of their homes and including photographs.

Mr. Traynum commented that the same OCRM emergency order could be used anywhere on the beach; it would allow for the replacement of the primary dune that was lost from Breach Inlet to about 9th Avenue. In his opinion, scrapping sand to create a protective dune in that area would be effective.

OCRM has to be notified that the work has begun within seventy-two (72) hours, but the City does not have to contact them for approval to do the work.

Mr. Traynum explained that the other emergency option is the FEMA Emergency Berm which says that, if the properties were severely threatened, they would allow six cubic yards (6 cu. yd.) per square foot yielding a block of sand six feet (6 ft.) tall and thirty (30 ft.) feet wide. The caveat is that the volume of sand is predicated upon the lesser of the amount to reach that shape or the pre-storm condition. In his opinion, this plan would work well on the south end of the island and around Grand Pavilion where there was sand that was eroded away; at Beachwood East there was no sand. He has also been told that the volume of sand could also be an engineer's recommendation on what has to be done to protect the property.

Councilmember Rice asked whether the shoal had moved closer or changed in any way that might be in the City's favor.

Since the tide has been high even at low tide, he has been unable to see what the sand bar is doing; Mr. Traynum said that a survey would help the City to know how the storm caused the sand to shift underwater. He also said that he thought the beach lost more sand from Matthew than it did from Joaquin; the survey would make it possible to calculate how much sand was lost from the project area to be reimbursed at seventy-five percent (75%) from FEMA.

On the south end of the island, a lot of sand was lost; possibly as much as fifty feet (50 ft.) around 8th and 9th Avenues; Mr. Traynum expects the sand to come back naturally as the beach recovers from the storm.

When asked about equipment, Administrator Tucker stated that Eadie's and HDR have large equipment with buckets attached; she added that companies that are available will quickly become unavailable.

According to Mr. Traynum, this type of project has an hourly rental rate for the heavy equipment, not by measuring the sand volumes; he estimated that the work at Grand Pavilion would take a day, and Beachwood and Dunecrest, two (2) days. The work would qualify under the FEMA Emergency Berm, therefore, reimbursed at seventy-five percent (75%).

MOTION: Councilmember Harrington moved to award an emergency contract to Coastal Science and Engineering to survey the beach in an amount not to exceed \$30,000; Councilmember Rice seconded and the motion PASSED UNANIMOUSLY.

Administrator Tucker suggested waiting for the National Guard to do the work on the south end of the island and to hire a contractor to do the imminent work for those properties most in danger.

MOTION: Councilmember Rice moved to award an emergency contract to a vendor to move sand at Grand Pavilion, Beachwood East, Seascape and Ocean Club; Councilmember Harrington seconded and the motion PASSED UNANIMOUSLY.

7. Miscellaneous Business

Tenant Rents Report

In dealing with the preparation for and aftermath of the hurricane, Administrator Tucker stated that his issue had totally slipped her mind.

Next Meeting Date: 9:30 a.m., Tuesday, November 8th in the Conference Room

The Administrator explained that Mr. Traynum was going to mark the location of the sand bags using his GPS system and she will call the Mayor to review the actions taken by the Committee to ensure that he agreed with them.

8. Executive Session – not needed

9. Adjourn

MOTION: Councilmember Rice moved to adjourn the meeting at 11:04 a.m.; Councilmember Harrington seconded and the motion PASSED UNANIMOUSLY.

Respectfully submitted:

Marie Copeland
City Clerk