

**REAL PROPERTY COMMITTEE**  
5:00 p.m., Tuesday, November 13, 2012

The regular meeting of the Real Property Committee was held at 5:00 p.m. on Tuesday, November 13, 2012 in the City Hall Conference Room, 1207 Palm Boulevard, Isle of Palms, South Carolina. Attending the meeting were Councilmembers Buckhannon and Stone, Chair Loftus, City Administrator Tucker, Assistant to the Administrator Dziuban and City Clerk Copeland; a quorum was present to conduct business.

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

**2. Approval of Previous Meeting's Minutes**

**MOTION: Councilmember Stone moved to approve the minutes of the regular meeting of October 8, 2012 as submitted; Councilmember Buckhannon seconded and the motion PASSED UNANIMOUSLY.**

**3. Citizens' Comments**

Former Councilmember Tom Gear of 8 Fifth Avenue stated that he would like his comments expressed in an email to the Mayor and all of City Council regarding parking on Ocean Boulevard to be entered into the minutes of this meeting. A copy is attached to the historical record of the meeting.

**4. Comments from Marina Tenants – none present**

**5. Old Business**

**A. Update on RFP for Municipal Parking Lots**

Assistant Dziuban reported that the RFP had been published in *The Post and Courier* on Sunday, November 11, 2012; the RFP includes the points discussed at the previous meeting, i.e. a minimum base rent of one hundred thousand dollars (\$100,000), thirty percent (30%) of the gross revenue in excess of one hundred thousand dollars (\$100,000) and an increase in the daily rate to six dollars (\$6.00). In addition to advertising the RFP in the newspaper, the RFP is on the City's website, and people who have expressed interest in the lease and who bid in the past were contacted directly. Questions about the RFP are due by November 15<sup>th</sup>, and the bid opening will be November 28<sup>th</sup>. Assuming the City gets acceptable bids, a recommendation for award will be made at the January Council meeting; the contract actually begins March 1, 2013.

Administrator Tucker commented that the vendor has control of the parking lot to 6:00 p.m. each day; she queried that the lots should remain under vendor control possibly as late as 8:00 p.m. in season. The Administrator noted that, in-season, the City does get visitation traffic later in the day, particularly Sunday evenings when restaurants feature bands and that the City could possibly be missing a revenue opportunity after 6:00 p.m. The Administrator suggested that the option to remain open later could be left to the vendor; the Committee appeared to be more amenable to that idea.

Chair Loftus stated that he know many residents who use the parking lots after 6:00 p.m.; the idea of charging residents was undesirable to him.

Administrator Tucker commented that she thought residents tended to use the on-street parking over parking in the municipal lots.

With the concerns voiced by Committee members, Administrator Tucker said the RFP will stay with a 6:00 p.m. end of day for the vendor; should the Committee have a change of heart in the future, the contract could be amended.

### **B. Update on Wayfinding Signs**

Administrator Tucker introduced Rick Day of Stantec who was present to update the Committee on the progress they have made. The first step in their contract is to devise wayfinding signage to give positive guidance to visitors to the public parking areas on Front Beach. In addition, they have inventoried signage island-wide as they devise a wayfinding signage plan for the entire island as a stipulation for SCDOT to issue the permit for the non-traditional signage; Stantec has nearly completed this step.

Administrator Tucker indicated that she has recently received a purchase order from a department manager for street signs; she is reluctant to approve the purchase order if there is chance that any of the signs to be purchased would be replaced by a wayfinding sign in the near future. For this reason, the Administrator is anxious to know the status of the permit application to SCDOT; Mr. Day indicated that Stantec plans to make application to SCDOT just after Thanksgiving.

Chair Loftus commented that two (2) new signs at the intersection of 14<sup>th</sup> Avenue and Palm Boulevard do not fit into the goal the City has set via wayfinding signs. For the record, Chair Loftus stated that his comments "are not a reflection on State Representative Mike Sottile and I am happy to see him recognized; however I think it needs to be a different way rather than two (2) extremely large signs in a not-that big of an intersection." He indicated that he would like to see them addressed in this wayfinding sign initiative.

Administrator Tucker commented that discussions are underway relative to replacing the message board at the foot of the Connector with an electronic message board; if it turns out that that the entire sign must be replaced, she would want it to be a part of the thematic sign program.

### **C. Discussion of Parking on Ocean Boulevard**

Mr. Day stated that another part of the work Stantec is doing for the City is very much in the discussion stage and involves beach access parking; the City made all of its data from various City and Committee meetings to Stantec for their review. Their review has nearly completed and they are moving in the direction of establishing reasonable parking goals for the City, for instance, it should be safe and work with the environment and neighborhoods. The next step is to present goals and strategies for the City to consider in light of the established goals; he

anticipates presenting those strategies to the City staff between the upcoming holidays for the goals to be evaluated.

Administrator Tucker noted that one issue being discussed with Stantec is parking on Ocean Boulevard and the sensitivity of that consideration.

Chair Loftus repeated that the City Council is not interested in adding parking to the island, but managing what is already here while maintaining the quality of life for residents. Councilmember Buckhannon added that the City has often found that its efforts thwarted by SCDOT regulations and the Beach Management Plan.

A lively discussion continued including Mr. Gear that covered the following:

- Effects of Ocean Boulevard's parking exemption on adjacent streets;
- More and more people coming to the island to enjoy the beach; and
- Few year-round residents on Ocean Boulevard.

Administrator Tucker reminded the Committee that Ocean Boulevard is in the state road system; therefore, SCDOT could choose to open Ocean Boulevard to parking with only limited input from the City. In addition, the Administrator pointed out that opening Ocean to parking may not give relief to the adjacent streets but provide legal parking for additional vehicles. An issue of concern for the Administrator was that, if parking were to be limited to only the public lots and the County Park, residents who live blocks off the beach and who have a lot of paraphernalia would be required to park in those public parking areas as well.

Administrator Tucker asked Mr. Day if Stantec had the expertise to generate a financial model for the present and future costs to the City of taking over all of the roads on the island; he said that they could do that, but he cautioned that the number was going to be quite large.

Councilmember Buckhannon commented that, in his opinion, steps toward parking management were taken with the adoption of the most recent ordinance dictating that, in order to safely park, all wheels must be off the road. He repeated his support for parking four (4) feet off the road for the safety of the residents and visitors and to allow space for the movement of public safety vehicles.

Summarizing, Administrator Tucker stated that, if the City were more restrictive related to public safety in how someone parks, it would have the ultimate result of reducing the available parking on the neighborhood streets, really any of the streets.

Speaking to Mr. Day, Chair Loftus noted that another issue for the island is obstructions in the right-of-way – an issue he hoped Stantec could assist the City.

#### **D. Beach Restoration**

Administrator Tucker reported that the City received inquiries from the beach restoration target area following the brush with Hurricane Sandy and the resulting beach erosion pursuant to initiating a sand scraping or restoration project. Based on the inquiries, the City's restoration consultant came, reviewed the shoreline and found that the erosion was worse on the south end

of the island; experience has shown that the south end typically experiences dramatic erosion, but heals fairly quickly.

At this time, the Administrator directed attention to the matrix that was included in meeting packets. Administrator Tucker explained that the existing permit allows the City to engage in two (2) events within the permit window, and the City has completed one (1) event, which means the City must “treasure” the remaining one (1) until a time when there is maximum available sand. Presently the City has only one hundred thousand (100,000) cubic yards available to harvest from two (2) separate locations on the beach. The discussions concluded without recommending any action by the City at this time, because the shoal attachment is continuing to happen; the concern is that the City should use its one (1) remaining event and address a more significant issue before the permit window expires and delay until there is more sand from which to draw.

Councilmember Stone asked whether Wild Dunes still has the ability to bring in upland sand at their discretion; Administrator Tucker answered in the affirmative.

The consultant suggested a request for permit modification for a third event in the permit window, which would allow for smaller volume projects and two (2), not one (1), event remaining. A second issue is that the state permit expires the end of August of 2016 and the federal permit expires at the end of March 2017; Coastal Science and Engineering is recommending a request for another modification to the state permit for it to expire simultaneously with the federal permit. The Administrator indicated that she had told the consultant to proceed with the permit modifications as discussed.

Councilmember Stone questioned that MASC was pursuing legislation to relieve permitting requirements to allow for the permits to be open ended for beach communities; he noted that both Hilton Head and Pawley’s Island were pursuing permits for beach restoration. Administrator Tucker stated that she was not aware of any activity on their part, but, from her experience, she would anticipate objections from the Federal Fish and Wildlife because they require sufficient time between events to allow for benthic organisms to recover.

Administrator Tucker added that she would communicate with those parties inquiring about an event that, based on information provided, the City has decided it prudent to hold onto the one (1) remaining event until there is more sand available.

**MOTION: Councilmember Stone moved to recommend to City Council modifications to the state beach restoration permit to extend the time until the end of March 2017 to coincide with the federal permit and to get one (1) additional event, for a total of three (3), in the permit window, and to delay sand scraping until a review for the fall of 2013 to the spring of 2014; Councilmember Buckhannon seconded, and the motion PASSED UNANIMOUSLY.**

## 6. New Business

**Consideration of Contracts in Excess of \$10,000 – None**

**7. Miscellaneous Business**

**Marina Rents**

Administrator Tucker reported that all marina tenants' rents were current; Marina Joint Ventures owes the City financial reports and is working on them.

**8. Executive Session – not needed**

**9. Adjourn**

**MOTION: Councilmember Buckhannon moved to adjourn the meeting at 6:13 p.m.; Chair Loftus seconded and the motion PASSED UNANIMOUSLY.**

Respectfully submitted:

Marie Copeland  
City Clerk