

REAL PROPERTY ADVISORY COMMITTEE

Isle of Palms, South Carolina

April 12, 2007

A regular meeting of the Real Property Advisory Committee was held at 10:00 a.m. on Thursday, April 12, 2007 in Council Chambers, 1207 Palm Boulevard, Isle of Palms, South Carolina. Present were Mayor Sottile, Chairman Bettelli, Committee members Councilwoman McMackin and James Raih and Tidal Wave Water Sports representative Mark Feim.

1. Call to Order Councilman Bettelli called the meeting to order and stated that all members of the press and the public had been duly notified in accordance with state law. Councilman Bettelli noted that all members were present.

2. Approval of Prior Meeting Minutes – March 1, 2007

MOTION: Mr. Raih made a motion to approve the March 1, 2007 minutes as presented; seconded by Councilwoman McMackin; MOTION UNANIMOUSLY PASSED.

Administrator Tucker stated to Chairman Bettelli to consider changing the order of the agenda, moving Item 5(C) Long Term plan for Marina to come first, to accommodate the Mayor's schedule since he is here for that discussion.

5. (C) Long Term Plan for Marina

Chairman Bettelli stated that while there is not a formal outline of the long-term plan for the Marina, the most immediate item is to replace the bulkheads and look at the floating docks at the same time. The budgeting of its study has been approved. We have demolished two buildings at the marina and envision a mini-park setting. Mayor Sottile stated that the Committee has done a good job in providing the right direction for the marina, and he believes that the marina enhancement project is an activity more for the future. Besides the bulkhead replacement, the main focus now should be the marina store, as the lease expires in January 2008. The mayor indicated that the city needs to contact The Kangaroo personnel to determine what their future plans are with the store. The Kangaroo has recently made some changes that gear more toward a convenience store than a marina store; and he believes the residents would like to see a tackle store, or sporting goods store with food items. We should also inquire if The Kangaroo is interested in making improvements to the building, since it does need repair work. A decision needs to be made whether to extend the lease for another year, or what the future plans will be. Later on, the City can concentrate on the overall enhancement of landscaping, parking and lighting. Mr. Raih stated he has corresponded via e-mail with The Kangaroo, and spoke with an employee in charge of the Real Estate Division. He was told that the store is removing camping, hunting, and fishing supplies in all of their stores. The store does not have any long-range plans, because they are waiting on profit and loss statements to determine their strategy. Mayor Sottile stated Administrator

Tucker should arrange an official meeting with Kangaroo officials. Councilwoman McMackin noted that she believes the Council needs to decide what direction to go in within the next month, because it will take time to accomplish whatever needs to be done before their lease runs out in eight months. It was suggested that the physical condition of the store building needs to be ascertained. It was stated that during contractor reviews of the building for the restroom configuration, the contractors noted that the building was in good condition structurally.

Mayor Sottile left the meeting at this time.

3. Citizens' Comments

There were no citizen comments.

4. Old Business

A. Marina Bulkhead Replacement Project

Chris Moore of Zande Jon Guerry Taylor engineers showed pieces of aluminum bulkhead he had pulled up which indicated where electrolysis had taken hold, and it has started to become pitted. Because of this, steel should be considered for this project. There would be rust with steel, but no electrolysis. A bulkhead can be treated with a zinc coating; however, Mr. Moore did not believe with the amount of zinc needed that it would be worth it. Mr. Moore stated that steel is more expensive. It costs approximately 70 cents a pound uninstalled. An epoxy coating could be used, but over time it chips. Cement is expensive, and the installation is more difficult. It would be a big risk at the current wall. Mr. Moore noted that

timbers are only good in that environment for fifteen (15) years maximum; probably ten (10) years in that particular area. A good steel wall could last thirty to forty (30-40) years. With aluminum there is a cap section; that is not available with steel. There are a couple of different options using a concrete cap or something like is used at Morgan Creek, which is a sideways I-beam. Administrator Tucker inquired as to when a bid package should go out to start construction in October 2007. It was determined the bid package should go out no later than mid-July. If the work begins in October, the project should be completed before the next season begins in April 2008. It would be ideal if the boat ramp portion could be done in January or February.

The electrical panels were also discussed. The current amps are no longer adequate to supply the larger vessels. The owners of the larger vessels state that they are not getting enough power. If the transformers are changed to 240 amps, that means all the wires to the receptacles at the docks would need to be replaced. If the electrical systems are replaced, and then the docks are replaced in a few years, then the money has not been appropriately spent. Mr. Feim brought up another point of concern. They are having a lot of water pipe failures on the docks right now. Eventually the water system and piping will need to be replaced. Councilwoman McMackin stated it would be helpful in making a decision if Council knows the cost of the wiring to the docks, in case that is an expense that might be "thrown" away when the docks are replaced. Administrator Tucker stated

that fiscally speaking, funds have only been set aside for the bulkhead replacement and electrical issues, etc. that are related to that replacement. She stated that Mr. Moore needed to make a list of what needs to be done in the initial stage, and follow with what needs to be done in the future. Mr. Moore will develop a schedule regarding the bulkhead replacement for its presentation to Council. Administrator Tucker stated that if Council is not on board for this replacement this Fall, then we need to get authorization for general engineering to go back out there and do the testing that they have done on a routine basis concerning the migration of the bulkhead.

B. Marina Manager's Report

The POS system is still being converted to QuickBooks. The TMS Console bid has been given to the Administrator. This console actually prevents theft of fuel and prevents the pumping of fuel without authorization. The cost is \$5,000 and the Manager is asking the City to fund this amount. At this time a customer can pre-pay; however, there is no method for the gas to stop at that amount, and a customer could actually pump more gas than he paid for. At this time, an employee has to be physically there watching the customer pump, as the pumps are all together and are about 100 feet away from the dock. The employees are not allowed to actually pump the gas for the customer. The Committee asked for a report stating loss of gas revenue in order to consider justifying the expense for the system. Other items in process noted were the replacement of water lines because some of them are dry rotted and deteriorated, painting the parking stalls, deciding what to do with the waterway sign and a parking design. The parking design would be for the dry storage for boats with trailers as well as employee parking.

Mark indicated that he believes employee parking would be best in the area where the buildings were torn down. He noted that in the past, employees of Morgan Creek who work past midnight sometimes had their cars locked up because they did not have a sticker on their car. Anyone who does not have a sticker, lot pass or ramp pass on their car gets a coated rubber wire through their axle so the car cannot be moved, along with a note on their window informing them of this. They have to come down to the dock office to pay the necessary fee. He will go ahead with this drawing even though steel for the Fire Station construction will be taking up some of the parking spaces in the near future. It was noted that railroad timbers around the perimeter of that newly created space might be needed so people do not drive off the edge.

Administrator Tucker asked the Chairman if the Committee could review the agenda items that involved Public Works Director Pitts at this time.

4. (F) Discussion of Utilities to Tidal Wave Watersports

Tidal Wave came to Director Pitts two weeks ago because they lost power when the two buildings were demolished. Director Pitts talked with SCE&G to install a meter, but determined it was not feasible. To install a meter, a cut would need to be made from the Morgan Creek Grill handicap ramp through the pavement. PUPS would not be able to trace it, so we do not know what we could be damaging by the cutting. Director Pitts stated that Administrator Tucker and Councilman Bettelli came up with the best idea,

which is to tag onto the new dock to go to the Tidal Wave dock. Frampton Electric looked at it, and it appears it can be accomplished. The contractor does believe a small transformer would be best, although Tidal Wave will only use it for a credit card machine and a cash register. He will get a quote to Director Pitts this afternoon. Director Pitts stated the other issue with Tidal Wave is that the water supply had a fairly significant leak. The City water was being discharged into the marsh directly. That has been repaired.

Landscaping for Marina (not on agenda) Administrator Tucker stated bids had been received for the landscaping of the marina. Miracle Green's bid included irrigation as a component in the total price, and the other bids did not. Director Pitts noted that Miracle Green proposes to put an irrigation system in the big center island closest to the store and to the marina docks. A heavy duty hose with a quick disconnect will be installed that can be rolled out early in the morning to water, and then rolled back. Miracle Green did not include the three crepe myrtles in the proposal, but they indicated they would still plant them. Administrator Tucker inquired how to evaluate the bids because the irrigation cost component can not be broken out of Miracle Green's bid. Director Pitts recommended using Miracle Green because the proposal includes irrigation and contains more plantings and seasonal flats of annuals than the other proposals.

MOTION: Councilwoman McMackin made a motion to choose the landscaping proposal of Miracle Green for the Marina because irrigation is included, and more plants and seasonal flats of annuals are included over the other proposals; seconded by Councilman Bettelli; MOTION UNANIMOUSLY PASSED.

Administrator Tucker noted that this item has already been to Ways & Means Committee, so Director Pitts will proceed.

5. (A) Discussion of shallow wells for irrigation at Front Beach

Director Pitts stated he has not been able to get a contractor to quote on this. He is still concerned about staining on the front beach, although he does not worry about it in the parking lot.

4. (D) Bathroom re-configuration – status

Administrator Tucker stated it is too late to consider the bathroom re-configuration now. It should be considered again in November. The best time for the bath reconfiguration would be in January or February when the bulkhead is being built.

(Marina Enhancement and Point of Sale system (4C and E) have been previously discussed.)

5. (B) Review of Budget for FY07-08

Administrator Tucker reviewed the budget. She noted that Director Pitts manages keeping the City in compliance on all fuel dispensing for the City in terms of meeting DHEC requirements and fuel mandates; therefore, system compliance requirements are budgeted in case they are needed.

MOTION: Councilman Bettelli made a motion to send the budget to the Ways and Means Committee, seconded by Councilwoman McMackin, MOTION PASSED UNANIMOUSLY.

MOTION: Councilwoman McMackin made a motion amend to send the budget to the Ways and Means Committee, taking the Marina Enhancement portion over into the FY09 budget; seconded by Councilman Bettelli, MOTION TO AMEND PASSED UNANIMOUSLY.

Call for the question: MAIN MOTION, AS AMENDED, PASSED UNANIMOUSLY.

5. (D) Discussion of environmental mitigation in association with Tidal Wave Watersports

There was discussion concerning the letter received from Dave Bellanger, whose main concern was that waves from the boats were destroying the ecosystem. Although there is information from DHEC to disagree with this, it has been decided that wakeboarding and water skiing will no longer be allowed in the shark hole. However, Mr. Bellanger also stated that he wants a ban on wave runners because they are hurting dolphins.

6. Miscellaneous

Councilwoman McMackin stated that the new website is looking good so far. The marina webpage can be accessed through the City webpage.

Set date for next meeting: 10:00 am Thursday, May 3, 2007.

There being no further business, the Committee was adjourned at 12:45 p.m.

Respectfully submitted,
Marty Bettelli, Chairman