

REAL PROPERTY COMMITTEE

8:30 a.m., Friday, July 8, 2011

The regular meeting of the Real Property Committee was held at 8:30 a.m., on Friday, July 8, 2011 in Council Chambers of City Hall, 1207 Palm Boulevard, Isle of Palms, South Carolina. Attending the meeting were Councilmember Stone, Mayor Cronin, 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 of the meeting in accordance with the Freedom of Information Act.

2. Approval of Previous Meeting's Minutes

MOTION: Mayor Cronin moved to approve the minutes of the regular meeting of June 2, 2011 as submitted; Councilmember Stone seconded and the motion PASSED UNANIMOUSLY.

3. **Citizens' Comments** – None

4. **Comments from City Tenants** – None

In response to the Chair's query about tenants' rents, Administrator Tucker responded that the City is expecting to receive additional rent from Marina Outpost; she indicated that she and Assistant Dziuban had a meeting with Marina Manager Berrigan who expressed serious concerns about the level of business with the store. As a result, the Administrator foreshadowed that the tenant may bring a request to the Committee in the future relative to the store's lease with the City.

At that meeting, the tenant requested to have control of the Isle of Palms marina's website; the Administrator stated that she and Assistant Dziuban have discussed the matter and do not see the change as a problem; there could be a benefit to their having access to keep the site updated on a more timely basis. Assuming the Committee was in agreement, the Administrator stated that the City was prepared to release the domain name.

Mayor Cronin asked whether the marina website also included Tidal Wave and Morgan Creek Grill; Assistant Dziuban replied the Tidal Wave WaterSports and Morgan Creek Grill each maintain websites for their businesses; the City's website does have links to these websites.

According to Assistant Dziuban, the City owns six (6) domain names, four (4) of which are marina-related and which direct the user back to www.iop.net; by releasing those domain names, they would direct the user to whatever the marina develops with no impact on the City's website.

Chair Loftus was supportive of the idea primarily because the City has been encouraging the marina tenants to rely less on the City and to manage their own businesses.

5. Old Business

A. Update on Beach Restoration

Administrator Tucker related that the City has received all of the comments from the permitting and, with the engineers, will review to determine what requirements the City can adhere to and the related costs. In the Administrator's words, "As with all permitting agencies, the comments are pretty extensive." Items that are efforts on the permitting agencies' parts to collect data for their own research may be ones the City can negotiate.

The City staff now needs to schedule a meeting with Steven Traynum, the Project Engineer, to respond and to determine the budgetary impact of those responses; the deadline for responses is mid-July.

The Administrator referred to dynamics that have occurred in certain areas of the restored Wild Dunes that appear to be getting closer to the "triggers" for the focused erosion project being discussed; she anticipates scheduling a meeting with Dave Kynoski relative to concerns about these areas.

Coastal Science and Engineering has just completed the scheduled monitoring, but the data has not yet been compiled or interpreted; Mayor Cronin indicated that it could take three (3) months to produce the monitoring report.

B. Update on Dredging

Jack Walker, of GEL Engineering, joined the Committee to share the most recent developments on the dredging of the marina. Mr. Walker stated that, earlier in the week, he received authorization from the Corps of Engineers to use the disposal basin under the Connector as the City had requested. The letter of authorization also mentioned that the City would be processing a check for use of the disposal basin, as opposed to in-kind service, but Mr. Walker commented that he had been unable to confirm that. Mr. Walker was of the opinion that the cost to the City would be less than the cost of in-kind service; the Administrator commented that writing a check was cleaner, easier and faster. According to Mr. Walker, the Corps has not responded to the request to increase the footprint to include Mr. Smith's property, but he does not anticipate any problem with approval. In a conversation with OCRM relative to their approval of the use of the disposal basin under the Connector, Mr. Walker was told that the request would be approved and a letter to that effect should be written by the end of the week. A final hurdle is the actual consent instrument which is the actual legal authorization from the Corps of Engineers, Savannah District; again Mr. Walker stated that the document should not be a problem.

In response to an interested member of the community attending the meeting, Administrator Tucker stated that the City would be paying for the dredging and the disposal of the materials and that, despite having estimates, the actual cost of the dredging was not known since the project has yet to be bid. The Administrator took a moment to explain that the City had budgeted funds in the FY12 Budget for marina dredging; in addition, she provided some historical information on dredging at the marina.

Chair Loftus expressed interest on whether the City had participated in any additional discussions with the Morgan Creek Harbor Association. Administrator Tucker replied that, in a recent meeting, she had learned the Morgan Creek Association had succeeded in segregating out their part of the dredging project and received a permit to go forward disposing of their spoil materials

at the Goat Island site. Subsequently the City made a FOIA request for and has received a copy of their permit.

Administrator Tucker pointed out that, in the past, the Goat Island disposal site was only available to the federal government or some other public entity; she speculated that the Corps of Engineers wants the site repaired badly enough to allow a private entity its use.

Mayor Cronin was interested in knowing the next step; Mr. Walker indicated that getting all of the authorizations/permits in place was the next step. That would be followed by the development of the bid package, and GEL staff has initiated the process. Mr. Walker stated that the bid package could be released before the consent agreement was in place.

6. New Business

A. Discussion of fiscal year-end status of Front Beach parking lots

Administrator Tucker directed the Committee's attention to a schedule showing the utilization of the City's parking lots indicating that gross revenue for calendar years 2009 and 2010 remained relatively stable at approximately two hundred eighteen thousand dollars (\$218,000). The revenue from the meters increased in part due to the increase in the hourly rate to one dollar (\$1.00) per hour. Requests have been made to Charleston County for more up-to-date information regarding the County Park.

Mayor Cronin provided the following data on the County Park from 2007 and 2008:

	<u>7/1/2006-6/30/2007</u>	<u>7/1/2007-6/30/2008</u>
Revenue	\$206,000	\$232,000
Number of vehicles	53,906	52,206
Number of visitors, including walk-ins	151,100	145,497

Councilmember Stone questioned how much of the County Park's revenue was from parking and how much was from other sources, such as vending machines. Mayor Cronin stated that his data referenced only gate and pass revenue; he then questioned how the annual pass revenue was apportioned between the parks in the county.

Chair Loftus explained that he had requested the financial information because of the large number of cars on the island over the July 4th weekend and the discussions related to an island-wide parking management plan. He stated that he was interested in knowing whether the lots were being used to their full capacity. The Chair stated that he had spoken with Bill Schupp, the parking lot lessee, who had said the lots had been full all weekend; on Sunday, July 3, he had to close the lots before noon because they were full. Mr. Schupp had indicated that the lots were filled to capacity on the weekends; he also said that cars with annual passes to the County Park were parking in the City lots, indicating that the County Park is full or people are tired of waiting.

Councilmember Stone remarked that the County Park has a greater parking capacity, but is limited to the number of vehicles by an agreement between Charleston County and the

Beachside Community; Councilmember Stone thought the County Park may have a capacity of nearly five hundred (500), but use only three hundred forty (340) spaces.

Chair Loftus was of the opinion that the City could benefit from more real-time data from the County Park.

Mayor Cronin again asked about additional signage to direct visitors to the City parking lots; Administrator Tucker stated that Mr. Schupp had been asked to suggest locations and he has not yet provided that information.

Administrator Tucker questioned the likelihood of the Beachside Community relaxing its limitations on the County Park's parking capacity since to do so could alleviate some of the parking at the community's entrance on Palm. With the Committee's approval, the Administrator offered to talk with Tom O'Rourke of Charleston County Parks and Recreation about opening a dialogue with Beachside about additional parking in the County Park on the island.

B. Consideration of Award of Contracts in Excess of \$10,000 – None

7. Miscellaneous Business

Next meeting date: 8:30 a.m., Thursday, September 8, 2011, 2nd Floor Conference Room

8. Executive Session – not necessary

9. Adjourn

MOTION: Mayor Cronin moved to adjourn the meeting at 9:08 a.m.; Chair Loftus seconded and the motion PASSED UNANIMOUSLY.

Respectfully submitted:

Marie Copeland
City Clerk