

REAL PROPERTY ADVISORY COMMITTEE

Isle of Palms, South Carolina

May 3, 2007

A regular meeting of the Real Property Advisory Committee was held at 10:00 a.m. on Thursday, May 3, 2007 in Council Chambers, 1207 Palm Boulevard, Isle of Palms, South Carolina. Present were Chairman Bettelli, Committee member James Raih, Marina Manager Brian Berrigan and City Administrator Tucker.

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.

2. **Approval of Prior Meeting Minutes – April 12, 2007**

MOTION: Committee member Bettelli made a motion to approve the March 1, 2007 minutes as presented; seconded by Committee member Raih; MOTION UNANIMOUSLY PASSED.

3. **Citizens Comments**

There were no citizen comments.

4. **Old Business**

(A) Marina Bulkhead Replacement Project

Chris Moore has been asked to gather information concerning the cost difference between aluminum and steel, and the longevity of using a higher gauge steel. Administrator Tucker inquired if this Committee was going to concur with the discussion at the Budget Workshop about potentially moving the bulkhead replacement project to Fall 2008. If so, she stated it might be appropriate to make a recommendation to the Ways & Means Committee to fund another bulkhead monitoring report. The last time General Engineering did the report, it cost \$37,500. The monitoring was included in a previous motion made at another meeting; however, the Administrator did not want to proceed with ordering it after she researched what the previous price was. She stated between this meeting and the Ways and Means Committee meeting, she can get a price from General Engineering. Because Councilwoman McMackin was unable to attend the meeting, she asked Administrator Tucker to convey that she believes the bulkhead project should begin in Fall 2007. Committee member Raih stated that his concern was there could be major problems at the wrong time of the year if the project is not begun this Fall. However, there is a time crunch to get the bid done for work to begin this Fall, and some bidders may not be able to bid because of the time frame of their schedule.

MOTION: Councilman Bettelli made a motion to proceed with the bulkhead replacement in the Fall 2007; seconded by Committee member Raih, MOTION UNANIMOUSLY PASSED.

(B) Marina Manager's Report

Manager Brian Berrigan reported that Dr. Ferris stated there is seepage coming through the bulkhead, which it is getting shallower and causing a portion of the docks to lay on the mud at low tide; and the fingers are bowing, bending, and breaking. He stated there have been several lines breaking in the past, so he believes the bulkhead should be replaced this Fall and the application process started for dredging this date May 3, 2007.

The first use of the Point of Sale system began today.

Director Pitts had informed Manager Berrigan that there is a resurfacing problem and that information has been sent to the Mayor. Director Pitts stated that Benjamin Blanks informed him that the resurfacing has to go through capital projects because of the scope of the work, not because of the cost of the work. It is too late to start the project now; perhaps it could start in the fall.

Manager Berrigan stated he would like to replace the gate of the new docks at his expense. It would be wooden, nicer than the previous one, and functional. He stated it would, hopefully, cut down on some of the problems at the marina. The Morgan Creek Grill employees will have to open it when people need to gain access to the restaurant. Administrator Tucker stated that, once it is set up, Mr. Berrigan should inform the City, Police and Fire departments how to gain access.

MOTION: Committee member Raih made a motion to allow Manager Brian Berrigan to replace the gate on the new docks at his expense; seconded by Councilman Bettelli; MOTION UNANIMOUSLY PASSED.

Manager Berrigan stated that Mark Fiem had previously mentioned using railroad ties to delineate parking spots. There was discussion regarding a parking plan to be drawn by a land planner. Administrator Tucker noted the study would probably cost \$3-5,000. Committee member Raih noted that he would like to see the dumpsters moved. Manager Berrigan stated that the dumpsters are being serviced five days a week and sometimes that is not enough.

MOTION: Committee member Raih made a motion to authorize up to \$5,000 for a land planner to do a parking configuration to maximize parking and flow; seconded by Councilman Bettelli; MOTION UNANIMOUSLY PASSED.

Manager Berrigan noted that an enclosure for the dumpsters would look nice; however, he reported that, when the dumpsters are being emptied, a lot of trash is getting into the marsh. He will talk with the executive chef and part-owner of the restaurant.

The owner of the *Charlestonian* approached Manager Berrigan about having a cruise or Drop-in for City officials. The date was set for 5-8:00 pm on June 15th.

Manager Berrigan informed the Committee that there was an incident at the boat ramp with Robbie Cannon's barge. His barge takes up the entire landing while he is loading the equipment, and this use has denied access to anyone else that wants to launch. Mr. Berrigan stated that it happens about twice a week, although it is not always the same person. Additionally, the heavy equipment causes damage. In this particular incident, the mini-trac hoe lost its trac and was dragged across the parking lot and ramp. Manager Berrigan was searching for recommendations on whether to only allow this activity on certain days and times or whether to ban it completely; he did not know what ramp they would use if this one was not available. His recommendation was that they only have ramp access at or near high tide from 7:00 am to 12:00 noon for a maximum of 30 minutes; no use on Friday, Saturday, or Sunday or after hours; and to increase the charge from \$50 to \$150. Administrator Tucker noted that, as a courtesy, a notice should be sent to the users informing them of the new procedures if the Committee concurs with the change. Discussion ensued concerning fines for after hours use. A possible ordinance revision will be discussed at another time regarding fines for unauthorized use of the boat ramp.

MOTION: Councilman Bettelli made a motion to charge \$150 for a commercial use of the ramp by a barge that could only launch within two hours of high tide from 7:00 am. to 12:00 noon, Monday through Thursday; and that the \$150 allows them a maximum time of 30 minutes use; any time over that requires another payment; and no use after hours; seconded by Committee member Raih; MOTION PASSED UNANIMOUSLY.

Manager Berrigan recommended that, when Fire Station#2 is completed and the marina area is no longer used as a staging area, the employees park over there. Administrator Tucker stated for him to work that out, and consult with her if he could not. Administrator Tucker noted, for the record, that for anyone who might be given the assignment of working on the marina site, that all of 41st Avenue, to include where it terminates at the intracoastal waterway, is part of the gateway to the marina. Ideally, when one makes the curve at 41st Avenue and Palm Boulevard, it should be an attractive, inviting gateway to the marina. The Committee concurred. The subcontractor for SCE&G that laid the electricity at Goat Island needs to finish cleaning up their staging area at 41st Avenue. They have raked, but there is no seeding. SCE&G will be contacted.

Committee member Raih noted that drivers need to be careful about driving off the parking lot into the marsh area. Manager Berrigan stated that was where placement of the railroad ties was being discussed at a previous meeting.

Committee member Raih brought up stickers for employees' cars at the marina and it has been mentioned in a past meeting. Manager Berrigan stated the restaurant employees have hang tags, but he will make sure the Tidal Wave employees have them and will discuss further with the manager of Morgan Creek Grill.

Lastly, Manager Berrigan inquired on the status of the RFP to the convenience store; Administrator Tucker stated that an RFP may not be done at this stage. She noted that the City had a meeting with Pantry representatives, who indicated they would like to be happy tenants of the City. It appeared they might be interested in negotiating a new lease and extending their time. There was a notion that, because the City had so many projects at this time, it would be easier to keep the same tenant for right now. Committee member Raih added that the Pantry management wanted to see their Profit and Loss statements before making any decisions.

Before leaving on a service call, Director Pitts stated that the water leaks at Tidal Wave had been repaired; Tidal Wave has electric service which runs off The Greenery meter. The 13th Avenue lots had been filled and graded.

Administrator Tucker stated that Councilwoman McMackin and Councilwoman Rice wanted to mention items for the record. Councilwoman Rice believes all marina employees need to complete the boater safety course; that the launch pass should contain courtesy information about loading/unloading the boats and ramp courtesy rules; and possibly a method for launch-pass buyers to indicate on the pass their destination for the day. Committee member Raih mentioned that perhaps initials for places could be used, such as C.I. for Capers Island. Manager Berrigan stated he sees this as a potential liability issue if someone does not return by the time indicated, and the City did not respond in a timely manner. Administrator Tucker acknowledged this, but stated that a disclaimer could be added to the pass that this is for courtesy information only. Committee member Raih stated if police could run the tags of a car that has been parked too long. He added that the Committee would take that suggestion under advisement and get suggestions from Manager Berrigan, and it could be changed, if desired, the next time the passes are printed.

(C) Discussion of shallow wells for irrigation at Front Beach

Director Pitts returned to the meeting at this time to report on the shallow wells. The installer told him that only one well point was needed for a total of \$1,600. This only services the large parking lot.

MOTION: Councilman Bettelli made a motion to move forward with this project; seconded by Committee member Raih; MOTION UNANIMOUSLY PASSED.

Director Pitts added one more maintenance note that he had to repair the irrigation in front of the Ocean Side Villas. The maintenance crew at Ocean Side Villas extended the white fence, and, in the process, they had cut the irrigation. He reported that the cost was \$400.00.

5. New Business

(A) Review of Budget for FY07-08

Administrator Tucker stated there were no changes to this budget of which she is aware. Manager Berrigan reported that the docks are in need of repairs. After discussion, the Committee concurred to increase the maintenance service contract contingency (line 74, page 31) to \$15,000.

MOTION: Councilman Bettelli made a motion to bring the budget, with the change, to the Ways and Means Committee; seconded by Committee member Raih, MOTION UNANIMOUSLY PASSED.

(B) Prioritization of Marina Related Projects over \$250,000

Administrator Tucker informed the Committee of Councilwoman McMackin's listing of priorities, and to add to the list a \$250,000 increase to the disaster recovery fund. The Committee agreed, with the priorities of: 1) bulkhead replacement; 2) dredging; 3) dock replacement; 4) marina enhancement project FY09-10; 5) demolishing the existing store building and rebuilding; and 6) increasing the disaster recovery fund.

6. Miscellaneous

Set date for next meeting: 10:00 a.m., Thursday, June 7, 2007.

There being no further business, the Committee was adjourned at 11:15 a.m.

Respectfully submitted,
Marty Bettelli, Chairman