

REAL PROPERTY COMMITTEE

5:30 p.m., Wednesday, May 8, 2013

The regular meeting of the Real Property Committee was held at 5:30 p.m., Wednesday, May 8, 2013 in Council Chambers of City Hall, 1207 Palm Boulevard, Isle of Palms, South Carolina. Attending the meeting were Councilmember Buckhannon, Chair Stone, Administrator Tucker, Assistant to the Administrator Dziuban and City Clerk Copeland; a quorum was present to conduct business. The absence of Councilmember Loftus was excused.

1. Chair Stone 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: Councilmember Buckhannon moved to approve the minutes of the regular meeting of April 2, 2013 as submitted; Chair Stone seconded and the motion PASSED UNANIMOUSLY.

3. **Citizens' Comments – None**

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

5. **Old Business**

A. Update on Design Activity for Tidal Wave Dock – John Shaffer

Both John Shaffer, of Ocean and Coastal Consultants, and Michael Fiem, of Tidal Wave Watersports, were present for this presentation. Mr. Shaffer distributed two (2) conceptual drawings of a new watersports dock, their associated cost estimates and a description of project goals and design considerations; copies of these documents are attached to the historical record of the meeting.

Mr. Shaffer explained that the objective of this meeting is to get concept approval so that the regulatory permit applications can be submitted by the end of the month, anticipating construction to begin in the off-season. He has been meeting with the Fiem brothers to learn the needs of their business and their desires for a new dock from which to operate their business.

The design will specify infrastructure with an anticipated minimum service life of twenty years (20 yrs.), improve the utility service to the dock, improve the safety of employees and customers and improve the security of the site.

Mr. Shaffer explained that Alternates 1 and 2 are very similar; the difference being that Alternate 2 is that it reuses and retrofits the existing floating dock.

In Alternate 1, a fixed one hundred foot (100 ft.) pier leads to a fixed, covered pierhead with bench seating; customer transactions would take place here. The pierhead will be twenty-four feet by twenty-four feet (24 ft. x 24 ft.) and have a center island that will allow for quicker processing and an easier flow to the floating dock. The Tidal Wave owners plan to design and construct the center island themselves. A forty foot (40 ft.) gangway would go from the pierhead

to a ten by sixteen foot (10 ft. x 16 ft.) landing and on to a ten foot by eighty foot (10 ft. x 80 ft.) floating dock that will provide for a safe, secure landing area and storage for life jackets, etc.

Mr. Shaffer stated that this plan provides docking space at the east end, on the in-shore side of the dock. According to the business owners, this area experiences a slower shoal rate.

Mr. Fiem commented that he has shown this design to the marina manager and that Mr. Berrigan was very pleased with the design for both the long- and short-term plans for the marina.

At the bulkhead would be the security gate, probably aluminum, with an electronic keypad for secure access. To one (1) side would be a staging platform that would possibly have a picnic table, but would provide a safe place for people to wait.

Mr. Shaffer expressed his understanding that the floating dock had to be moved for the dredging project; the new design will include a pile guide that allows can be disconnected and the floating dock floated away without extracting the piles. By moving the main pierhead more into the mid-tidal range and out of the deep water area, the need to dredge under it would be far less.

Alternate 2, which re-uses the floating dock, is not the design recommended by Mr. Shaffer; it is simply a strategy that will allow for alternates to obtain cost savings, like re-using the existing piles or re-using materials that have recently been put in as repair/replacement.

The cost estimate for Alternate 1 includes a twenty percent (20%) contingency; Mr. Shaffer believes the estimate to be realistic to conservative. The utilities include upgrades, low level lighting and power supply; these will require new electrical service. Mr. Fiem explained that the electrical contractor had told them that a pole that is next to the outfall has a junction box that can be tied into for the needed service to the watersports dock. Mr. Shaffer indicated that he is working to fine tune the utilities costs.

Mr. Fiem said that the water pressure varies daily; the question is the pressure needs versus the meter flow rate to determine if the meter is sufficient.

Chair Stone asked the Administrator if the cost estimates provided for Alternate 1 were within the budget estimates in the FY14 budget; Administrator Tucker referred him to the marina capital budget that shows thirty-two thousand six hundred dollars (\$32,600) for the design and permitting of the watersports dock and three hundred twenty-nine thousand dollars (\$329,000) for the construction. The costs are evenly divided between the State Accommodations Tax Fund and the Marina Fund.

Chair Stone asked whether any of the existing piles could be used, and Mr. Shaffer said that it depends upon how long the piles are; he suggested that their re-use could be a bid alternate.

The Chair then asked if there was any value to the floating system that was replace last season; at eighty feet (80 ft.) Mr. Fiem thought it could serve a residential purpose.

Administrator Tucker recalled that, when the City built the docks at the marina, the gangway that was ordered came in too long and had to be retrofitted for use; she cautioned Mr. Shaffer to confer with Building Director Kerrr about the gangway.

Following a brief discussion about the need for shore power on the watersports docks, Councilmember Buckhannon asked that shore power be included as a bid alternate as well.

MOTION: Councilmember Buckhannon moved to submit Alternate 1 for regulatory permits; Chair Stone seconded and the motion PASSED UNANIMOUSLY.

B. Review of FY14 Budgets

Administrator Tucker stated that she planned to focus on the marina budget and noted that the watersports dock replacement was the biggest single expense, followed by the fuel dispenser replacement.

On the subject of the City's replacing the fuel dispenser, the Administrator explained that it is the opinion of the City Attorney that, should the City decide it wants to make a repair without a lease amendment, it is not contractually obligated to do so in the future.

Administrator Tucker recalled that staff had been asked to check the depreciation numbers; in doing to, depreciation in some areas was reduced, but in other it increased and the net was an increase.

6. New Business

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

7. Miscellaneous Business

Marina Rents

All tenants are current with April rents, and May rents are not due until May 11th.

Next Meeting Date: 5:30 p.m., Monday, July 1, 2013 in the Conference Room.

8. Executive Session – not needed

9. Adjourn

MOTION: Councilmember Buckhannon moved to adjourn the meeting at 6:18 p.m.; Chair Stone seconded and the motion PASSED UNANIMOUSLY.

Respectfully submitted:
Marie Copeland
City Clerk