

PUBLIC WORKS COMMITTEE
4:30 p.m., Wednesday, July 6, 2016

The regular meeting of the Public Works Committee was held at 4:30 p.m., Wednesday, July 6, 2016 in the City Hall Conference Room, 1207 Palm Boulevard, Isle of Palms, South Carolina. Attending the meeting were Councilmember Ferencz and Chair Ward, Administrator Tucker, Director Pitts, Assistant Director Fragoso and City Clerk Copeland. Councilmember Kinghorn was absent.

1. Chair Ward 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 Minutes of Previous Meeting**

MOTION: Councilmember Ferencz moved to approve the minutes of the regular meeting of June 2, 2016 as submitted; Chair Ward seconded and the motion PASSED UNANIMOUSLY.

3. **Citizens' Comments – None**

MOTION: Councilmember Ferencz moved to re-order the Agenda to address the one (1) item under New Business; Chair Ward seconded and the motion PASSED UNANIMOUSLY.

6. **New Business**

Discussion of Increasing Frequency of Service to Beach Trash Containers

Director Pitts said that Bill Schupp had brought to his attention the increased volume of garbage coming from the beach barrels; Mr. Schupp indicated that he could pick up containers of garbage every day that were filled. In the week before and the week of July 4th, Mr. Schupp has picked up garbage every day.

Mr. Schupp stated that he was picking up two to two and a half (2-2½) dumpsters of garbage; the dumpsters hold thirty eight cubic yards (38 cu. yds.) of material. Following the July 4th activities, he picked up one hundred fourteen cubic yards (114 cu. yds.) of garbage – the most he has ever seen.

Noting that Mr. Schupp was willing, Director Pitts wanted the Committee to authorize him to have beach garbage pickups everyday throughout the summer.

Administrator Tucker said that the contract with Schupp Enterprises would be amended to include garbage pickup every day.

Chair Ward asked how much money would be added to the budget for the additional services, and Mr. Schupp responded that the cost would be one thousand eighty-two dollars (\$1,082) per week.

MOTION: Chair Ward moved to amend the City's contract with Schupp Enterprises for beach garbage removal seven days per week; Councilmember Ferencz seconded.

Councilmember Ferencz inquired about the need to obtain larger barrels to put on the beach, but Mr. Schupp responded that no one makes a barrel larger than the fifty-five gallons (55 gal.) barrels currently on the beach.

Director Pitts indicated that increasing the number of barrels on the beach was not the answer; he opined that, in certain areas, there are too many barrels, such as Property Owners Beach House or Front Beach.

Mr. Schupp commented that his son has agreed to assist him and make the pickups two or three (2-3) days a week. He added that the City would not be charged for the days he does not make a run.

VOTE: The motion PASSED UNANIMOUSLY.

The Administrator noted that this action would not be final until after the Council meeting at the end of the month, but she asked that he consider it to be approved now.

Director Pitts stated that the maximum impact to the budget would be for eleven (11) weeks, the number of weeks the City has twice a week garbage pickups.

Chair Ward referred back to the minutes of the last meeting that stated "Councilmember Kinghorn's absence was excused." At the last meeting, he asked that the Personnel Committee look into what constituted an "excused absence," and he has since learned that the City has no specific guidelines relative to that matter. He asked that, in the future, the Clerk simply state that someone was absent. The Chair opined that meeting attendance was important and was owed to the community.

Councilmember Ferencz recalled seeing that, if a Committee member was to be absent from a meeting, he should contact staff or the Committee chair to notify them ahead of the meeting.

Administrator Tucker commented that, the majority of the time, staff has been alerted that someone would be absent.

Chair Ward stated that, as Committee Chair, he does not like to make motions because he feels that the appearance is that the person is dominating the meeting; he added that he was hesitant to second motions.

Councilmember Ferencz stated that, for her, the problem of one (1) member's absence from a three (3) member committee was that only two (2) people end up making a decision to recommend to all of Council.

4. Department Reports for June 2016 – Director Pitts

A. Vehicle Maintenance and Trash Collection Tracking Reports

Director Pitts commented that the Public Works Committee has been very busy; the Department has been so busy that the City Administrator told the Director to get assistance in mowing, that was being done on a bi-weekly schedule when the time could be “manufactured.” The Director got two (2) bids, and the low bidder was HDR; since time was of the essence, they were put to work right away. They will mow on a weekly basis unless the City does not get any rain and the mowing can be postponed a week.

Administrator Tucker noted that extra funds were included in the FY17 budget for additional mowing.

An extra shift was run the Saturday after Memorial Day for debris removal in the center part of the island, and Eadie’s completed the year’s maintenance plan for ditch restructuring on June 30, 2016.

As was foreshadowed, vehicle maintenance ended the fiscal year over budget by approximately twenty-nine hundred dollars (\$2,900).

In June, yard debris was up by thirty tons (30 T.) from the same month last year; for garbage collection, the island has almost reached pre-single stream recycling levels.

Chair Ward stated that the appearance of the island was very important; the people who come here have certain expectations that the City should meet.

B. Reports on Investigation of Stormwater Complaint on Charleston Boulevard

The Administrator stated that personnel from Charleston County Stormwater camera-ed the system at 203 Charleston and she had reviewed it. She anticipates the conclusion to be that this is something that was installed privately and is now failing; the question of whether or not it should be there remains to be learned, as well as where the water is going. It could be running into the waste water system and not the drainage system, but she does not think the current owners are responsible. Now that it is failing, everyone is trying to determine who is responsible for the repairs; with the facts available at this time, the City is not responsible.

Director Pitts reported that there is a stormwater drain running parallel to Charleston Boulevard, and, at 203 Charleston, there is a pipe that connects into this stormwater system that runs about five to six feet (5-6 ft.) from the house at 203 Charleston. The camera did not find where the underground guttering ends or whether it flushes before it enters the pipe and is in the ground and covered over; the camera also did not show where the pipe might have been connected.

If the line is private and without a deed, the recommendation from the County would be to put in a new work order with them and they will block the City’s system thereby abandoning that pipe because it appears to go nowhere. If it attaches to Water and Sewer, they will abandon the pipe very quickly.

The Administrator speculated that, ultimately, the determination will be that this problem is one that the property owner will have to deal with and bear the expense for repairs.

Related to the Director's report, if there is further development at the Villages in Wild Dunes, possibly an expansion, the City or Wild Dunes may have to relocate some infrastructure from the Phase I drainage project to keep it functioning and out of the way of whatever they do.

5. Old Business

A. Update on Phase II Drainage

Assistant Fragoso reported that the City has received one (1) of the easement documents, a second is still being reviewed by the Water and Sewer Commission's attorney, and the third temporary easement for relocating the golf cart path will be forthcoming after contact has finally been made with the owner who lives out of the country.

B. Update on Public Restrooms

Administrator Tucker stated that there was nothing new to report and the decision has been made to let the situation cool for a couple of months.

C. Discussion of BIG Application

Acknowledging that the application has been submitted, Chair Ward remarked that he still has questions. He asked when the redevelopment plan combining input from the Real Property Committee and the tenants was completed.

Administrator Tucker responded that she did not think the plan has been completed because the subject is on the agenda for the next Real Property Committee meeting to be held the next morning.

The Chair then asked why all of the scenarios that have been shown to Council were not included in the application, as well as the one (1) that was included.

The Administrator stated that the rendering included was the most recent plan that had been worked on by the Real Property Committee and ATM.

To which Councilmember Ferencz commented that Councilmembers had not seen the new one until they received the application already submitted.

The Administrator explained the newest scenario is what was drawn in the last charrette between the Real Property Committee, the marina tenants and ATM and, answering the Councilmember's question, it has not been formally approved; it is only the most up-to-date plan.

Councilmember Ferencz asked whether the Administrator had compared this most recent version with Scenario C that Council had said go forward with; in her opinion, the differences were huge.

She said that she was amazed that the City was able to apply for a federal grant with information that had not been seen by City Council.

Administrator Tucker opined that the reasoning was that the scenario represented the last plan worked on. She recalled that Council had referred the project to the Real Property Committee for further refining and that was done. Knowing that changes could be made to the grant after it was submitted, the reasonable thing to do was to submit the most recent redevelopment plan.

Councilmember Ferencz referred to the plan submitted with the grant as “the tenants’ version.” In her opinion, the new plan appears to include almost all of the items on the list of recommendations from the marina tenants, while she thought Council was looking at the residents’ plan. She expressed disappointment at presenting this plan to the federal government as if it were the City’s marina redevelopment plan.

The Administrator stated that she did not recall that all of Council had given staff “the go-ahead;” the Scenario C plan was referred to the Real Property Committee for additional work. The Real Property Committee with input from the marina tenants and residents present did additional work.

Quoting from the minutes of the Real Property Committee meeting of June 2, Councilmember Ferencz said “the City will need the sketch for meeting packets that will be distributed June 17th,” but there was no drawing included in packets.

Administrator Tucker noted that the work product was completed after the Real Property Committee meeting, so it was seen by the Committee only in the live working area. They saw the rendering in the BIG application, but it does include what they instructed ATM to include.

Councilmember Ferencz then said that the Mayor, in a letter of support, has indicated that the City will provide “the primary financial match” in the amount of four hundred eighty-five thousand dollars (\$485,000) which has not been brought before Council.

When the decision was made to go forward with the application, a known fact was that the City would have to commit to the local match; the match was discussed at the June Ways and Means Committee meeting and the June City Council meeting. Council did not have a dollar amount at that time, because the cost estimates had not been made; therefore, Council decided on the percentage of costs to which the City would commit.

Councilmember Ferencz asked whether the City could be in legal trouble for not being open with the residents or Council in terms of moving forward with information that has not been disseminated or discussed.

The Administrator responded in the negative because City Council authorized sending the project to the Real Property Committee for additional work; the Committee did the work; and the rendering included with the application was the product of that work. In addition, Council authorized the submission of the application with clear advice that the plan going with the application likely would not be perfect or what would be the ultimate project. In order to meet the deadline, it seemed logical to include the most recent version of the redevelopment plan with the application.

Chair Ward stated that this latest version is the one (1) he likes the least, and he commented that the residents who live near the marina do not like it because all of the changes appear to benefit the commercial entities and not the residents.

The Chair took note of statements that the marina and Morgan Creek Grill would provide "in kind" matches and asked why they were not being asked to make financial commitments since they will see great benefits from the marina redevelopment.

Responding to the Chair, Administrator Tucker noted that the City would receive money to offset the costs of replacing the docks which otherwise the City would have to fund alone.

Also stated in the application is that the marina will "provide 615 linear feet of berthing space dedicated to eligible transient boaters " and "provide 725 linear feet of berthing space that will be shared between eligible transient boaters and other uses." Councilmember Ferencz thought that this contradicted what she had been told in that residents would have access to only the seven hundred twenty-five feet (725 linear ft.) of shared dock space.

The application adds restrooms and replaces the fueling infrastructure none of which have been approved according to Councilmember Ferencz.

The Administrator thought that new restrooms were always a part of the plan because the restroom facilities now are inadequate.

The rendition that seemed to please most members of Council had a commercial side and a more residential side clearly identified; in this iteration, several of the business entities have been moved off of Morgan Creek and on the Intracoastal Waterway. She indicated that the businesses want as much water access as possible, but that has never been a function of this marina. It was purchased to give residents water access, not all water access and dockage to the marina manager.

Based on his experience in the Coast Guard, Chair Ward said that he was confident that the Harbor Master at Dewees had problems with the marina businesses all located on the Morgan Creek side so near the ramp they use. The Dewees ramp; handles much larger vessels and needs room to maneuver.

Councilmember Ferencz said that she was disappointed that neither the residents nor Council had been consulted about the most recent iteration of the marina redevelopment plan before it was submitted with the application. She then asked who had approved the content of the grant application.

Administrator Tucker stated that she had read the grant to ensure that there were no inconsistencies with the discussions at the last Real Property Committee. The Administrator then offered to make a copy of the recording of the Real Property Committee meeting for the members of the Public Works Committee.

Chair Ward said that what he had heard from residents attending the Real Property Committee do not understand why, to sit at the table with the Committee, requires that one do business with

the City, make a presentation and then leave. The Chair continued that his understanding was that all of the interested parties were sitting around the table and making decisions while the residents in attendance were not allowed to talk.

The Administrator explained that the discussion was designed to be a design charrette, and citizens did make comments in the meeting, but it was to be a work session of taking that advice and making drawings to work through all of the things that were presented. The newest version of the redevelopment plan was the result of that discussion.

The Chair foreshadowed problems in the future if the City is envisioning starting the process in a year or so.

Councilmember Ferencz concluded that she could tell residents that the plan submitted with the application was not the City's plan.

Administrator Tucker suggested that she reply that it was the plan submitted with the grant application for the water side improvements at the marina, but it will be subject to change throughout the grant process. She also reminded the Committee that this grant process takes most of a year.

Assistant Fragoso stated that the "hard" deadline to submit the grant application was July 1, 2016; DNR will submit the final to Fish and Wildlife on September 8th, but give ATM/the City feedback on the application the first week of August, leaving ATM/the City a month to make modifications to the plan.

The Administrator asked that the committee remember that the grant application is centered around the dock replacement and improvements and amenities that go with that; it is not focused on the entire redevelopment plan.

According to Councilmember Ferencz, the docks are what residents are most interested in – they want slips and a place to fish and walk along the water, but the City appears to be seeking to attract more transient boats to the marina that will take slip space away from the residents.

The Administrator pointed to the Real Property Committee minutes where she had made a similar statement.

Councilmember Ferencz repeated that the residents had purchased the marina to have water access.

The Administrator recommended that Councilmember Ferencz express her concerns to Council and noted that the City could withdraw the application.

Before the City moves forward, Councilmember Ferencz said that she wants to hear from the citizens about what they want and proceed with the referendum.

In the beginning of the process, charrettes were held with different groups of people and a website was opened specifically to receive input about the marina redevelopment from everyone who was

interested. The Administrator stated that, based on her experience, people do not make specific comments until they have something specific about which to comment.

Chair Ward said that the time has come for the City Attorney to develop the referendum question that may need to be prefaced by a Council work session to find out what the City is trying to say, but the biggest thing the City is going to learn from the referendum is how much money the City should spend on the project. In his opinion, the residents need to be heard.

Councilmember Ferencz noted that Council and other stakeholders may be going through these exercises only to learn that the residents will not support a marina redevelopment plan.

In conclusion, Councilmember Ferencz charged the Administrator with representing the opinion of the Public Works Committee that the plan that accompanied the application was not for the people to the Real Property Committee meeting tomorrow morning; the Councilmember asked the Real Property Committee to reconsider the fact that "this plan takes away the ability for the residents to get to the water – it does not enhance it."

Councilmember Ferencz opined that, if Council is again faced with an imminent deadline, it might be better to delay until the next round.

D. Discussion of Pooper-scoopers

Chair Ward has been told that people with larger dogs want larger pooper-scoopers.

Administrator Tucker noted that she has been approached by others on this subject before, she stated that the design in use today is the same as it was when the program began. Now they are seen everywhere and there are many new designs. She suggested that, at the next meeting, staff offer some of the alternatives containers and designs that could be used in the future; since the City has outlawed plastic bags, a different material needs to be found.

E. Update on Golf Cart Path on Palm Boulevard between 18th and 20th Avenues

Assistant Fragoso reported that the contract was awarded and will be executed next week; once executed, the contractor has forty-five (45) days to complete the job.

7. Miscellaneous Business

Next Meeting Date: 4:30 p.m., Monday, August 1, 2016 in the Conference Room.

8. Adjourn

MOTION: Councilmember Ferencz moved to adjourn the meeting at 5:43 p.m.;
Chair Ward seconded and the motion PASSED UNANIMOUSLY.

Respectfully submitted:

Marie Copeland, City Clerk