

**REAL PROPERTY COMMITTEE
SPECIAL MEETING**

9:00 a.m., Friday, September 16, 2016

A Special Meeting of the Real Property Committee was held at 9:00 a.m., Friday, September 16, 2016 in Council Chambers of City Hall, 1207 Palm Boulevard, Isle of Palms, South Carolina. Attending the meeting were Councilmembers Harrington and Rice, Chair Bergwerf, Administrator Tucker, Assistant Administrator Fragoso and City Clerk Copeland; a quorum was present to conduct business. Kirby Marshall was also present representing ATM, the City's consultant on the marina redevelopment project.

1. Chair Bergwerf 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. PURPOSE

A. Consideration of amending a contract with ATM in the amount of \$87,100 to refine the conceptual development plan for the Isle of Palms Marina

Administrator Tucker stated that the proposal in meeting packets represents the next steps in moving to an overall longer step to get to final design, bidding and construction oversight; to-date, the City has spent approximately one hundred nineteen thousand dollars (\$119,000) toward this initiative. She noted that, if the City had bid this project asking for a company who would do all of the planning, take that to final design, produce bid documents and supervise construction, the results would have been bids between four hundred to five hundred thousand dollars (\$400,000 – 500,000). The work proposed will not take the City to biddable documents; it basically provides for the next steps so that they can look at the conceptual plan and know whether certain elements will or will not work as originally presented. If the City were to contemplate holding a referendum to determine if this is something the residents want, the City would need Tasks 1, 2, 3 and 5; the City can wait on the schematic, understanding that it will be necessary, and that, without it, the projected costs would be missing an important component, the actual engineering on the stormwater plan. Under this scenario, the Refined Cost Estimate Task will include the caveat that the stormwater component is being estimated.

Councilmember Rice asked for an estimate of how much more it would cost the City to get to biddable documents.

Mr. Marshall recalled that, in the development of the cost estimates for the original plans, the soft costs ranged from three hundred fifty to five hundred thousand dollars (\$350,000 – 500,000) depending on the individual plan because some had more components than others. This eighty-seven thousand dollar (\$87,000) effort would be part of that overall study; therefore, the City would be looking for about three hundred thousand dollars (\$300,000) more to advance the design past the schematic design level to a thirty percent (30%) design.

Councilmember Harrington noted that the Real Property Committee had been given stewardship over the marina and it is in need of repair; in his opinion, there was no need for a referendum. He expressed the opinion that it was the Committee's responsibility to ensure that the asset was well cared for. He added that the marina has been relatively self-sufficient and cost the taxpayers very little.

According to the Administrator, funding for the marina has come from the marina fund and tourism funds.

Councilmember Rice echoed earlier comments that the City has a responsibility to maintain its assets, and the marina “desperately” needs maintenance. She added that she thought the City owed it to the island residents, boaters, and others who use the marina to have a safe and attractive place to go.

Councilmember Harrington stated that many residents have the misconception that they have paid the marina debt and provided supplemental funds as were needed from their tax dollars.

MOTION: Chair Bergwerf moved to recommend Tasks 1, 2, 3, and 5 of the ATM proposal to the Ways and Means Committee; Councilmember Harrington seconded.

Mr. Marshall stated that he agrees with the intent to maintain the momentum gained through the planning process; he also stated that waiting “to advance the schematic design may hinder the City’s ability to make any meaningful improvements to the facility for the next boating season.”

Councilmember Rice asked whether the schematic design was a visual the City could use or was it just to assist with making final decisions about electrical, stormwater, etc.

Mr. Marshall said that the City would get a good visual as a result of Tasks 1, 2 and 3, but it will not include the detailed stormwater analysis.

Chair Bergwerf commented that the schematic makes for a poor visual because it is a technical engineering document that will confirm what is in the more graphic planning. Chair Bergwerf explained that the schematic not being approved today did not mean that the City does not intend to do it; it can be approved and done after Task 3 is complete.

VOTE: The motion PASSED UNANIMOUSLY.

B. Update on golf cart path between 18th and 20th Avenues

Administrator Tucker reported that construction of the golf cart path has been quite the rodeo up to this point; she pointed out that the equipment is sitting idle on the property due to numerous complications related to the infrastructure below the surface. Staff has been trying to work out a compromise between the City, SCDOT and the IOP Water and Sewer Commission.

Director Kerr stated that a new inlet must be constructed to satisfy SCDOT’s requirement that the City take care of the drainage produced by the path. It will be a small inlet with a pipe that would connect with an existing drain inlet in the roadway adjacent to Palm Boulevard. The problem is that the new lines would run under the water main; when the City’s contractor started to work, the water line was closer to the pipe than was expected. The Water and Sewer Commission stopped the work and wanted eighteen inches (18 in.) of clearance between the two (2) pipes. The City began to look at alternatives, but agreement was reached for the City to lower the water line. The Water and Sewer Commission acknowledged that lowering the water line would make it more difficult to maintain and add joints that could leak. Now they are considering a separation space

of less than eighteen (18) inches; the newest solution is to change the fifteen inch (15 in.) concrete pipe to two (2) smaller six inch (6 in.) PVC pipes and leave the water line where it is. This should be a cheaper solution for the City, but it still lacks SCDOT approval. SCDOT has stated that, although they were prepared to maintain the fifteen inch (15 in.) pipe, they will not maintain the two (2) six inch (6 in) PVC pipes; they will be added to the City's contract with Eadie's drainage maintenance schedule.

Director Kerr indicated that this has never been a problem area for the City, and the entire path was designed to be pervious and should not change the drainage characteristics.

The Administrator commented that the Committee does not need to take an action on the golf cart path; she wanted them to be aware of the problems staff has encountered and what has been done to resolve them.

3. Adjourn

MOTION: Councilmember Rice moved to adjourn the meeting at 9:24 a.m.; Councilmember Harrington seconded and the motion PASSED UNANIMOUSLY.

Respectfully submitted:

Marie Copeland
City Clerk