

REAL PROPERTY COMMITTEE

5:30 P.M., Tuesday, June 2, 2015

The regular meeting of the Real Property Committee was called to order at 5:30 p.m., Tuesday, June 2, 2015 in Council Chambers of City Hall, 1207 Palm Boulevard, Isle of Palms, South Carolina. Attending the meeting were Councilmember Buckhannon, Vice Chair Bergwerf, City Administrator Tucker and City Clerk Copeland; a quorum was present to conduct business. Councilmember Loftus' absence was excused.

1. Vice 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. Approval of Previous Meeting's Minutes

MOTION: Councilmember Buckhannon moved to approve the minutes of the regular meeting of May 6, 2015 as submitted; Vice Chair Bergwerf seconded and the motion **PASSED UNANIMIOUSLY**.

3. **Citizens' Comments – None**

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

5. **Old Business**

Status of Permit Modification

Administrator Tucker stated that she did not have an update on the permit modification.

6. New Business

A. Consideration of an Award of Contract to Coastal Science and Engineering in the Amount of \$177,304 for Beach Monitoring Surveys for 2015-2017

Administrator Tucker reported that this contract would be for the ongoing beach monitoring of the entire shoreline as CSE has done before; this proposal is for a three (3) year period. The first year's monitoring was included in the FY16 budget.

The Administrator stated that the monitoring helps the City in having awareness of what is happening on the beach in the erosion hotspots and keeping this record of the shoreline enables the City to be protected if the island experiences a major event because a baseline would have been established through the monitorings.

The contract would be a sole source contract based on the past work that has been done for the City; if a new vendor were to be brought in, they would have start from the beginning and repeat work that CSE has already done.

MOTION: Councilmember Buckhannon moved to award the contract for beach monitoring as stated above; Vice Chair Bergwerf seconded.

Responding to Councilmember Buckhannon, the Administrator stated that the funds for the monitoring would be coming from Beach Maintenance and Preservation; budgeted in FY16 was seventy thousand dollars (\$70,000).

VOTE: The motion PASSED UNANIMOUSLY.

B. Consideration of Improvements to the 42nd Avenue Beach Access

The City has received advocacy from an individual in the community for flat beach access paths for those who are physically challenged similar to the one at Sullivan's Island; the problem for the City is that many of the access paths end at large primary dunes. The dunes can only be breached by emergency vehicles.

There is flat area at the 42nd Avenue access path; therefore, the City could put in a parallel path next to the existing Mobi-mat that would be a flat path. The City would also need to install handicap parking spaces at the end of the path. In order to go forward, the City will need feedback from OCRM and an encroachment permit from SCDOT. (A drawing of the proposed path is attached to the historical record of the meeting.)

The handicap access at 9th Avenue did have some improvement, but the sand is still unstable at the end.

The new parallel path would start out to be concrete but would change to a wooden boardwalk toward the end. The wooden boardwalk is something new that the City has not tried before; the Administrator described it as looking like wooden railroad track. If OCRM does not approve this project, the path would just be regular wood constructed on a wood frame.

Agreeing with Councilmember Buckhannon, Administrator Tucker noted that the path would have to be altered to accommodate the new parallel path.

Both the FY15 and FY16 budgets include money for beach walkovers; the FY15 funds were expected to be used at the Front Beach restrooms but were delayed for lack of solid plans for the public restrooms.

The Administrator said that she was not aware of a proposed cost for the path at 42nd Avenue.

Vice Chair Bergwerf agreed that this plan made sense, but she was held back by the unknown cost factor.

Councilmember Buckhannon also voiced concern over disturbing the dunes and vegetation in addition to the cost.

Vice Chair Bergwerf encouraged staff to go forward with obtaining cost estimates and permission from OCRM on the new material. She opined that the residents would be happy since the parking would be limited to golf carts and residents.

Administrator Tucker indicated that she expected the cost to be approximately one hundred thousand dollars (\$100,000).

The Administrator suggested that it would be useful to pursue permits from SCDOT and OCRM before getting cost estimates.

C. Sand Dune Vegetation and Storm Surge

Administrator Tucker commented that a copy of a communication to her from Inthuorn Sasanakul an assistant professor in Civil and Environmental Engineering at the University of South Carolina. (A copy of the email is included in the historical record of the meeting.) She indicated that she had put it on the *Agenda* to make the Committee members aware of the study of the effect of sand dune and vegetation on storm surge.

7. Miscellaneous Business

Tenant Rents Report

The Administrator reported that all tenants were current.

Responding to Councilmember Buckhannon, Administrator Tucker acknowledged that some work has been initiated at Morgan Creek Grill on the new sound stage. The Administrator said that she visited the restaurant on Sunday and saw that "they had more business than they knew what to do with" outside, upstairs and in the restaurant – without exterior music. She opined that they are busy at this time just keeping up with the volume of business and that the Committee might not hear from the tenant about lease amendments until the end of the summer.

Next Meeting Date: 5:30 p.m., Tuesday, July 7, 2015 in Council Chambers

8. Executive Session – not necessary

9. Adjourn

MOTION: Councilmember Buckhannon moved to adjourn the meeting at 5:50 p.m.; Vice Chair Bergwerf seconded and the motion PASSED UNANIMOUSLY.

Respectfully submitted:

Marie Copeland
City Clerk