

TOWN OF HILTON HEAD ISLAND PUBLIC FACILITIES COMMITTEE

Date: September 26, 2016

Time: 10:00 A.M.

Members Present: David Ames, Kim Likins, Tom Lennox

Members Absent: None

Staff Present: Scott Liggett, Charles Cousins, Chris Darnell

Others Present: John P. Carroll, Ryan Stefonick, *Leadership Hilton Head*, Tom Cruz, *Hilton Head Island Motor Coach Resort*, Frank Soule, *Island Recreation Association*, Ralph Wagner, *Shore Beach Services*

Media Present: None

1. Call to Order:

The meeting was called to order at 10:00 a.m.

2. FOIA Compliance:

Public notification of this meeting has been published, posted and mailed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements.

3. Committee Business:

Approval of Minutes: Mrs. Likins moved to approve the Minutes of August 22, 2016. Chairman Ames seconded. The Minutes of August 22, 2016 were unanimously approved.

4. Unfinished Business:

None

5. New Business

• **Leadership HHI Request to Build an Adaptive Kayak Ramp**

Chairman Ames mentioned they have an interesting proposal – Leadership Hilton Head’s proposal to build an adaptive kayak ramp at Skull Creek at the Sailing and Rowing Center that the Town built a few years ago. The Leadership Hilton Head class this year would like to build a kayak ramp there as its class project. This has come up with very little information before this Committee but in deference to Leadership Hilton Head we wanted to entertain this possibility.

John Carroll and Ryan Stefonick from Leadership Hilton Head approached the podium. Mr. Carroll thanked the Committee for the opportunity to come before them today. Mr. Carroll mentioned they met with Heather Rath and Julian Walls last week and learned late last week that there was an opportunity to speak today.

Mr. Carroll stated that each Leadership Class at the local Chamber selects its challenge with leaving a legacy in the local area. We expect that we may need to raise as much as \$30,000 and we are prepared to do that. We have already have pledges of at least \$5,000.

We wanted to ask for Town Council's support and encouragement for two reasons: 1) we want to make sure that Town Council feels comfortable with Julian Walls' department maintaining the easy kayak launch should we be granted permission to construct the launch and 2) in addition to any Town permitting and licensing that Town staff may require of us to obtain there is also another permit that is required by the State. DHEC has permitted the existing rowing dock that is currently there. We suspect that we may need to apply to amend that permit since this would be a construction that is adjacent to and connected to that dock. The signatory for that Application would be the Town Manager. We wanted to make sure that the Town Manager felt comfortable with signing off with that and, therefore, we wanted to come before the Town and make sure that Town Council did support our project.

Ryan Stefonick stated the EZ Launch System is a safe and easy way to launch and dock kayaks and canoes. It is great for people with disabilities, children or seniors. Users will feel confident transferring into their watercraft independently and securely, and launching with stability and ease.

EZ Launch Features

- Guide rails for easy access in and out of the water.
- Launch rollers for easy movement of the watercraft.
- Floating platform that adjusts to changing water levels.
- Constructed of all marine grade components.

EZ Launch for Universal Access

The EZ Launch Accessible Transfer System for kayaks and canoes provides individuals with disabilities accessibility that exceeds the minimum requirements of the Americans with Disabilities Act (ADA.) The easy to use transfer bench and transfer slide boards allows users to simply sit, slide over and drop down into a kayak or canoe then use the side rails to pull off or back on.

Features for Universal Access

- Transfer bench with two heights for easy transfer from wheelchairs.
- Transfer slide boards with two heights for differing watercraft sizes
- Tailing system for slide board stabilization and transfer support for easy movement.

Mr. Lennox stated he thought this was a great project for the Leadership Class and would need to talk about what the maintenance would be required ongoing and liability on such a project.

Mrs. Likins asked if they had any idea what the annual maintenance would be. Mr. Carroll indicated they had met with Julian Walls since I believe it would be his department that would be responsible for maintaining it and he indicated to us that he felt very comfortable maintaining the facility if it were to be constructed. We did have one member of our class recently met with staff at Moss Creek who have a similar structure. They indicated to him that maintenance was very low.

Chairman Ames stated he didn't think that maintenance would be an issue but the capital cost of replacing it at the time it was no longer usable. Chairman Ames also stated the

Town has been down this path before where an organization was going to raise a certain amount of money and then it didn't raise it but there were commitments made and it snowballed. How long do you think it would take for you to raise the \$30,000 in pledges and then be able to actual capitalize on it. Mr. Carroll said they were off to a great start with the \$5,000 mentioned. Once we get your blessing and the support of the Leadership Program, we can hit the ground running. We can start tapping into some of these clubs who are really going to benefit the most from it. Mr. Stefonick mentioned it is a requirement for the Leadership class to have everything fully installed and have a public launch day event in April, 2017. We would try and determine the construction turnaround time for this project and I don't think anyone in the class feels comfortable starting construction until we can pay for the whole thing with a contingency.

Chairman Ames said you bring up a very important part of this that I think is the achilles heel in that is how long is it going to take for the DHEC Amendment and all the other things that need to fall into place. What happens if you commit yourself to this project and then it is not done by April and you graduate? Mr. Stefonick said they have not pitched the idea to the Chamber Board yet and that is part of the reason they are here to say they are already discussing the idea with the Town. We understand that any class project for any year whether it be an information kiosk or kayak launch has a risk of failure. We want to embrace that challenge and we do not intend to begin construction until the whole thing is paid for and we just want the blessing to move forward with that. Having said that we do have an addition to the project that if the construction of the EZ Kayak Launch fails our Plan B is to erect an informational kiosk that talks about the history of Skull Creek and that would be in addition to the kayak launch so that kayakers know the history of where they will be paddling. If everything totally fails we can always fall back on the kiosk.

Chairman Ames mention he is a kayaker and having ready access to the water would be a fantastic addition to the Island kayakers. I also think that this project is leveraging the Town's already significant commitment to that particular area. I think it is augmenting something that has already been started. I do suspect that there are conflicts perhaps with sailors or rowers that need to be worked out in order for this to actually be a functioning project.

Chairman Ames asked if there was anyone from the public who would like to speak. David Erdman, part of the Hilton Head Island Crew that they 100% support handicap kayak access. Our fears we are picking on the wrong place. At low tide, there is no way you could take a wheel chair down there. While we support the project we have serious concerns.

John Rumsey, Hilton Head Sailing agrees the kayakers should get to kayak but has an issue with the necessity of a large expensive dock.

Frank Soule said the Island Recreation Association was charged to bring everyone there, not only rowers and sailors but other groups and organizations. He also said please remember the kayak was value engineered out of the project when it was built. It was originally planned for down there so whatever we come up with we are not reinventing the wheel, we are putting something back into the project that was originally there. We want

to expand more into kayaking. I have a hard time sending anyone down there for a kayaking class until we can get them into the water safely.

Mrs. Likins asked Scott Liggett if he could address the fact that originally this was designed to have kayaking and are we really just going back to something that was part of this plan and should be doable. Mr. Liggett said he could not address that. We simply have not had the time with the speed with which this subject has advanced hasn't afforded an opportunity for a staff recommendation. Personally, I do not recall a kayak launch was part of the Council approved Master Plan but would like the opportunity and if given the chance we can fully vet and develop a staff recommendation.

Mrs. Likins said it is certainly a worthy project and something we should look at would support having these guys work with staff and just take a look at the feasibility and if it is something we can work out I think we should do it.

Chairman Ames told Mr. Carroll and Mr. Stefonick this has been an education for us and I think to some degree an education for you. There are a number of pieces to this puzzle for it to fit together. Your timeline in my opinion is very very tight. You have rowers and crew members who want to be able to be assured your ideas will not awkwardly impinge on their use of the facility. There are ideas in terms of what will make a usable kayak launch and not require \$30,000. Town staff needs to be brought into this and I would suggest that you make contact with Scott Liggett as soon as possible and also the Recreation Center has a part to play in your program to make this a successful project. Given all of those different components, I think you have a challenge to make it work by April. If it is the will of Town Council to move forward there are a number of parts to this that you will need to push pretty hard initially.

Chairman Ames said from a personal standpoint he is very much in favor of this. I think that unless staff can work through the details of pushing this forward we don't really have a Motion to put in front of Town Council. It is our suggestion that you work with staff to see if you can get the items that need to be dealt with and the timeline that will make this project doable by your April deadline. At the point you have a project that you feel you can implement then I think that would be the appropriate time for Town Council to make a Motion.

- **Relocation of Dumpsters for Beach Waste**

Chris Darnell, Landscape Associate, stated staff recommends the Public Facilities Committee forward the proposed plan to relocate to 139 Arrow Road, dumpsters for beach use to Town Council with a recommendation of approval.

As construction of the Coligny Park begins, existing dumpsters used to collect beach refuse must be relocated from that area. Staff is requesting direction to relocate these dumpsters from the "Boneyard" in the Coligny area to the "Howell Tract" adjacent to Espy Lumber at 139 Arrow Road.

Shore Beach Services, as part of their franchise with the Town, picks-up refuse off the 13 miles of beach on Hilton Head Island and hauls that refuse to collection sites. Currently all refuse south of the Folly is hauled to Coligny to a site behind the public beach parking lot.

In August of 2012, Town Council approved moving forward with design, permitting, and construction of the Coligny District improvements. This area includes the current location of dumpsters used by Shore Beach Services. These dumpsters must be relocated early next year before work begins in that area.

Twelve different sites across the island were evaluated as potential locations for these dumpsters. The Howell sight was originally selected. It is next to Espy Lumber. The refuse coming off is material picked up out of the trash cans on the beach and the larger dumpsters is used for larger bulky items. All dumpsters are currently and would be at the new sight emptied daily except on holidays and extended weekends. The Howell sight is a 1/78 acre site which is next to Espy. The Motor Coach Resort access is opposite Espy and they are behind the Howell sight.

The new facility must accommodate the relocation of six eight yard dumpsters and two thirty yard open dumpsters. Other required site improvements include an all-weather heavy vehicle surface pavement, perimeter security and gate. The Town owned parcel at 139 Arrow Road was selected because it offers:

1. No land acquisition cost.
2. Existing site improvements that can accommodate or easily and inexpensively be improved to accommodate the proposed use.
 - a. Existing perimeter security / screen.
 - b. Existing gate.
 - c. Graded site ready to accept all-weather pavement
3. Reasonable hauling route between vehicular beach access and Shore Beach Services offices located in the immediate vicinity on Arrow Road.
4. Current zoning allowing use.
5. A large parcel with enough space to isolate use from residential area with a distance of +/-260' between dumpsters and closest residential lot.
6. Ease of large truck access to the site.
7. Environmental sustainability with little to no existing native vegetation.

Mr. Darnell said they met with the Motor Coach Resort and they had a couple of concerns regarding noise and maintenance of the dumpsters. We can address that in a couple of ways. We can limit the large trucks servicing the dumpsters till after 9:00 a.m. in the morning. We also will provide a water spigot so that Beach Services can maintain the dumpsters, reducing smell and insects, etc. We can address their concerns.

Mrs. Likins asked if the Motor Coach resort seemed ok with that. Mr. Darnell said there was a representative here and would let him speak.

Tom Cruz representing Hilton Head Island Motor Coach Resort stated they had a meeting and reviewed it. Clearly we have some concern because it is next to the Motor Coach resort and we expressed our concerns. Noise would be one of them and the hours of operation can

help mitigate the noise. The potential for odor is possible so Chris has suggested there could be ways to try and reduce that would require some ongoing procedure. We feel comfortable that could be addressed. Lastly it could become an attraction for some wildlife like rats, etc. We would like to make certain that is reviewed and kept as best as can be under control. We feel like they have approached this in respect to as much protection from our property as possible. We want to be good neighbors and cooperate so we are available to work through those details.

Mr. Lennox said that given the quality of maintenance and limitations on noise during certain hours of the morning and evening it is appropriate.

Chairman Ames said staff has done a very good job and thanked Chris Darnell for his efforts.

Mrs. Likins moved the Public Facilities Committee move forward to Town Council the proposal to relocate the dumpster sights from the beach to 139 Arrow Road. Mr. Lennox seconded. The motion unanimously passed.

- **Approval of Proposed 2017 Meeting Dates**

Mrs. Likins moved to approve the proposed 2017 meeting dates. Mr. Lennox seconded. The motion was unanimously approved.

Chairman Ames mentioned he would like an overview and update on what the Town is doing in terms of storm water drainage.

6. **Adjournment**

Mrs. Likins moved to adjourn. Mr. Lennox seconded. The meeting was adjourned at 11:03 a.m.

Respectfully Submitted,

Karen D. Knox
Senior Administrative Assistant