

WE DO NOT HAVE A QUORUM FOR MEMBERS PRESENT TO APPROVE THESE MINUTES

TOWN OF HILTON HEAD ISLAND
Planning Commission – CIP Committee
Minutes of the March 12, 2019
Regular Meeting

Members Present: Todd Theodore, *Chairman*, Michael Scanlon, Leslie McGowan
Members Absent: None
Staff Present: Scott Liggett, Jeff Buckalew, Julian Walls, Jennifer Ray, Anne Cyran,
Erica Madhere
Others Present: Tamara Becker, *Council Member*, Jack Daly, Parks & Recreation
Commission, Frank Babel, Heather Rath, Patsy Brison
Media Present: Katherine Kokal, *Island Packet*

I. CALL TO ORDER

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

II. FREEDOM OF INFORMATION ACT 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.

III. COMMITTEE BUSINESS

None

IV. UNFINISHED BUSINESS

Capital Improvements Program – Fiscal Year 2020 Proposed Priority Projects

Scott Liggett stated in your package you will find two documents again, in addition to the cover memo. One is the list of priority projects that reflects what my understanding of our conversation was last week. A couple of things I would draw to your attention, specifically (1) I have tried to enumerate the projects within each of the categories to reflect the priority comments that the Committee made. Also I attempted to insert in project pathway #4 the new pathway segment between Arrow Road and Village at Wexford that was discussed.

You will note that conspicuously absent from the Roadway Improvements Category was that gateway project – the Squire Pope Road Intersection. I am still of a mind and would recommend against including that project at this point just because the timing is bad, the Town has been asked by the DOT to disengage from that project. I do think that by virtue of Mr. Brown's participation on that Gateway Corridor Committee directly that the Commission is very well suited to receive information that may be generated from that Corridor Committee to the degree that the Gateway Committee advances things far enough that you all then will potentially be brought back into the fray to look at any such project in the future even if it is a mid-year discussion item. I think you all are poised to do that when the timing may be better. My concern as I mentioned last time is that the potential

conflict that we create for the public that relates to what our project may be, what the DOT's project might be and how the two would be coordinated.

Ms. McGowan asked if it could be put way out – like six years out. Mr. Liggett said to keep in mind all we are looking at is priority projects for the upcoming year. I would feel more comfortable to answer your question if it was an out years insertion which has been done in the past. Mr. Liggett said if there is some thought that you would prefer it to live in some form or fashion realizing that it is kind of a non-binding placement with funding level to be determined if that is thought to be a better way to capture and not lose sight of it. Mr. Liggett said he would not put it on the FY2020 list, but insert it at some point into the out years with the funding source to be determined.

Also in the same category (Road Improvements), I need to call your attention to an error that I had made at the last meeting in the mis-identification of the next dirt roads that would rise to the level of being eligible. I had indicated last week that Bligen Lane and Amelia Drive were the next two on the list. That is wrong – the four roads that I have listed in this packet, Pine Field Road and Mitchelfield Road (construction dollars) and then Alice Perry Drive and Horse Sugar Lane to engage in the survey are correct.

Mr. Liggett finished his review and asked the Committee if there something on this list that doesn't need to be, or is there something missing that we need to try and insert?

Mr. Scanlon asked Mr. Liggett asked about the Beach Management and Monitoring and what it entailed. Mr. Liggett answered that we are in a post project cycle. The project permits that we secure from the recourse and regulatory agencies, SCDNR, US Fish & Wildlife, National Marine Fisheries, OCRM, Corps of Engineers require that we complete five years of monitoring, both physical and biological. We have borrow site monitoring that goes on to determine the physical recovery of those borrow sites and the biological recovery of those borrow sites – how sand or silt may move into the area that we dug sand from and how that material then may be populated by the critters that live in the sand. We have a similar task that is associated with the beach front – physical and biological monitoring of the beach where we place sand. We have a biological monitoring for birds – the piping plover in particular and the red knot which is a bird that frequents here on the Island in the winter. We do winter time population surveys at both times of roosting and feeding where we go out and establish the number of piping plovers that are here wintering on the Island and the number normally ranges from about 15-24. It is an expensive endeavor.

Mr. Theodore opened the floor to the public for comments. Jack Daly, Parks & Recreation Commission stated they were tasked with visiting all the parks and asking people and organically sourcing ideas for park upgrades. The two that Parks & Rec came up with are items c) - Field Lighting at Chaplin Park) and d) - Replace 4 batting cages at Crossings Park under Park Development. Items a) Bathroom Building at Crossings Park Soccer Field and b) Playground and Parking expansion at Sailing and Rowing Center were sourced from Island Rec. I would like to make a suggestion.....when we complete c) which is lighting all the fields at Chaplin Park, the small light field at Crossings and the demand for that field

will drop because you will have a much bigger field open and light. I would say putting \$150,000 at a site where demand for that use will go down because of what we are doing at Chaplin – I would consider switching a) with d) and d) be in 2020 and a) in 2021. When you light Chaplin Field whoever is playing soccer at Crossings will go there. There is also a bathroom at the baseball complex and the skate park at Crossings. I spoke with players, coaches, parents and people who coach multiple sports and of course they look at what effects the game. If we don't have lights in this field, we cannot use it at night – we will have to go somewhere else. We have 16 batting cages with three stalls. We lost four in the hurricane. That effects the play of the game. I would seriously consider that switch, but if not what does that say about items that have been placed. For the items that are on 2021, what does that mean so I may explain to coaches, players, etc.? Does that mean they are binding for 2021 or just on the list with anything else that may pop up?

Mr. Theodore asked Mr. Liggett how the list actually came about. Mr. Liggett stated that the Parks and Recreation Commission were tasked to review the Park Upgrade segment of the Capital Improvements Program. Essentially we had gone through this exercise many years ago with the Parks and Recreation Commission that was seated then. Essentially we have exhausted most of those improvements that were identified and the list was getting light. We needed an opportunity to refresh that list and identify what was emerging now within that Parks Upgrade category. It is a funding source that comes from Sunday Liquor Permit sales that historically has landed about \$300,000/year. That is the financial constraint. The guidance that came from the Parks and Recreation Commission to staff was a total of 12 projects over two tiers – there was an “A” and “B” tier. Through the conversations we had with the Parks and Recreation Commission, four projects were identified as what were identified as “Tier A Projects” presumably for priority treatment in the upcoming year and those four projects are what you see in the Park Upgrades listing that you see as presented for Fiscal 2020. There are some administrative challenges or discussions that we need to get into – to say nothing of the fact that we have almost twice as much being recommended as is funding available for it. It is really not as much a Committee discussion as to whether or not that project lives in 2021 or not as much as a staff recommendation for where it is most appropriately included in the Program so we can advance the totality of what the Parks and Recreation Commission and ultimately the Planning Commission may desire.

Mr. Daly followed up on Mr. Liggett's comments by saying when the Parks and Recreation Commissioners set out to develop this list we did not have a dollar figure. We didn't know exactly what it was so were encouraged to bring a lot of thought. When we were sending this forward we had two things and two came from Island Recreation Association. If you had told us that at the time here's your hard cap and you have to chop between the four we probably would have gone with c) and d).

Mr. Scanlon said based on these, what would be the recommendation of the Parks & Recreation Commission? Mr. Daly said the two items we sourced were c) and d) and he would put them as a) and b). Mr. Scanlon asked Mr. Daly if he were the voice and represents the consensus of the Parks & Recreation Commission. Mr. Daily said he was just explaining what they did source and where they came from. Mr. Scanlon asked Mr.

Daly is he was acting as an individual or are you a voice that is representing the totality of the group? Mr. Daly answered he is not representing the totality of the group, just trying to fill in the gaps of how these came to get on the page and added some explanation.

Mr. Liggett said the Parks & Recreation Commission's guidance to staff was there were four priority projects recommended for inclusion on your list for 2020. Those four projects are included in what you are reviewing today and absent any action, their inclusion in that priority listing would remain intact. Much like the Planning Commission, the Parks & Recreation Association has no fiduciary responsibilities. There were costs ascribed to each of the improvements that were identified that totaled about \$1,000,000. If you would like to remand the project list back to Parks & Recreation to tease out and better define what they identified in the two tiers, I think that would be within your purview to do that. If for some reason you are not satisfied with any or all of what we have talked about today insofar as the inclusion or not of these initiatives.

Mr. Theodore said what Mr. Daly is suggesting is still the same line items, just in a different sequence of priorities. Mr. Liggett said the guidance from the Commission was quite clear with those four projects and that came from the Commission to Staff and what is reflected in the timeline is my recommendation as to how those potentially could be advanced through time to achieve the goals that have been identified. Mr. Liggett said if this Committee and the full Commission adopt the priority list, you have accepted and concurred with the recommendations of the Parks & Recreation Commission. The challenge for staff is to provide funding and schedule and sequence all of those in a way that hopefully makes the most sense.

Mr. Theodore said he thinks for now we stay the course. – Ms. McGowan and Mr. Scanlon both agreed.

Mr. Theodore asked if there was any public comment. Mr. Frank Babel stated he would like to thank the Town for what they have done and are doing for safety for bicyclists and pedestrians. Mr. Babel also stated that the practice of using hospitality taxes to pay down the debt of the Fire Rescue Stations basically inhibits our spending for new pathways and inhibits our ability to do safety and access funds which we have been doing. I think that is a practice that needs to be taken a look at. We basically have no money for pathways for the next five years in one of the most bike friendly communities in America. We have pathway needs that impact safety and the money that could be used for that is being used to pay down debt.

Mr. Theodore closed the public comment portion of the meeting.

Mr. Liggett said he thought the Committee should make a Motion, but absent any changes and in anticipation that you will approve this, this becomes the document that will emerge from the Committee to the full Commission.

Mr. Scanlon moved to approve the Proposed Priority List below. Ms. McGowan seconded. The Proposed Priority List presented was approved unanimously.

Pathways

1. High-speed crosswalk enhanced treatment (signage/pavement markings)
2. Crosswalk lighting at unsignalized locations as identified above.
3. Main Street (Whooping Crane Way to Wilborn Road) – survey and concept development)
4. US278-B (William Hilton Parkway) Arrow Road to Village at Wexford
5. US278-B (William Hilton Parkway) Shelter Cove Land to Mathews Drive north – (design, construction)
6. Shelter Cove (William Hilton Parkway to Shelter Cove Park (survey and concept development)
7. Boggy Gut Pathway – Connecting Woodhaven Drive to Office Park Road (survey and design)
8. Lagoon Road Pathway (survey and design)

Roadway Improvements

1. Intersection Improvements to Shelter Cove Town Center including pedestrian crosswalks and traffic signals – (FY20 construction)
2. Coligny Area Streetscaping (Pope/South Forest Beach Drive)
3. Dirt Road Paving (RUF) – Bligen Lane, Amelia Drive

Park Development

1. Shelter Cove Area Parking Lot Expansion (per developer agreement)
2. Park Upgrades (bathroom at Crossings Park, Soccer, playground/parking at Sailing Rowing, field lighting at Chaplin Park, batting cages at Crossings Park)
3. Island Recreation Association requests
4. Foundations for public art

Existing Facilities & Infrastructure

1. Fire Station #2 Replacement – (construction including temp quarters)
2. Town Hall Building D Remodeling – (construction)

New Facilities

1. Fire Hydrant Expansion Projects

Beach Maintenance

1. Beach Management and monitoring – (survey, data collection)

V. NEW BUSINESS– None

VI. ADJOURNMENT

There being no further business, the meeting adjourned at 10:07 a.m.

Respectfully Submitted:

Karen D. Knox
Senior Administrative Assistant