

Planning Commission CIP Committee



The Town of Hilton Head Island Capital Improvements Program Meeting Schedule

October 25, 2010 10:00 a.m.

October 27, 2010 10:00 a.m. (if needed)

Conference Room #3

Agenda

I. FOIA

II. New Business

- 1. Proposed Capital Improvements Program (CIP) 2012**
- 2. CIP Overview for FY 2011-2020**
- 3. Public Comment**

III. Adjournment

memo

TO: Planning Commission CIP Committee
FROM: Scott Liggett
DATE: October 19, 2010
**SUBJECT: CIP Committee Meeting – October 25, 2010
Discussion Documents**

In preparation for our October 25 meeting, please find the attached, four documents. They are:

- The initial draft of the proposed Fiscal Year (FY) 2012 Capital Improvements Program (CIP) including the out-years.
- The FY 2012 Proposed Priority Projects Listing
- Coligny Area Improvements – Phase II, constituent and related projects listing
- CIP Overview FY 2011-2020 (last year)

The attached spreadsheet represents the initial draft of the proposed FY 2012 Capital Improvements Program (CIP). The program currently depicts the pursuit of projects in FY 12 as was previously planned for and proposed in previous editions of the CIP. There are, however, several projects whose place, purpose and priority within the program merit discussion at our meeting on October 25. I have attempted to call your attention to them via highlighting in the spreadsheet. Please examine both the two-page FY 12 cover summary and the following out-years' pages. Of particular note to FY 12 are:

Archer Road Pathway – given that the complementary Arrow Road Pathway was de-emphasized and removed from the CIP 2 years ago and returned to the Capital Needs Assessment Program List (CNAP), should the same be done with this project? Is there stand alone value to this project? Staff recommends that this project be added back to the CNAP.

Leamington / Fresh Market Shoppes – William Hilton Parkway Intersection Improvements – given recent complications associated with adjacent landowner interests, the Town Manager has redirected staff focus to other higher priorities. As a result, Staff recommends that construction be delayed and proposed to occur in FY 2013.

Traffic Signal Mast Arms – Out of necessity, Staff recommends that the mast arm installation proposed at the above mentioned Leamington / Fresh Market Intersection be delayed and installed in 2013.

Roadway Safety Improvements – Proposed median closures at Palmetto Bay Road / Dunnagan’s Alley and Pope Avenue at Coligny Plaza. Staff recommends that these projects be delayed or added back to the CNAP.

Directional / Neighborhood Signage – Staff recommends that this program be reduced in scope and primarily just address the implementation of the new post mounted street sign initiative. This would result in a slight budget reduction.

Roadway and Median Improvements – Staff recommends that the Town not pursue these improvements in FY 12 and that the projects be deferred or be added back to the CNAP.

South Forest Beach Drive Improvements - Staff recommends that Town the not pursue these improvements in FY 12 and that they be added back to the CNAP.

Dunnagan’s Alley / Arrow Road Initiative Area Plans – Staff recommends that this project be reduced in scope. The result would have a material affect on the proposed project budget. Staff recommends that these funds be considered for allocation to the Coligny Area Improvements – Phase II Project.

I will also be prepared to discuss the Coligny Area Improvements - Phase II Project. This project as proposed involves coordinating the activities of numerous projects in the geographic area that, heretofore, have been individually described in the CIP. Additionally, a proposed project entitled “Coligny / Pope Initiative Area Improvements” was also included and remains in the Program. For reference, please see the attachment which attempts to capture the constituent and related projects.

In the simplest of terms, it is the Planning Commission’s duty to prepare “an annual listing of priority projects for consideration by the Town Council prior to their preparation of the capital budget.” For your consideration and our discussion please refer to the attached draft, working document entitled: *Fiscal Year 2012 - Proposed Priority Projects*. I have highlighted those projects as necessary, to reflect the above recommendations. Edits to this project list may be required based on the recommendations of the Committee.

I look forward to our meeting.

CAPITAL IMPROVEMENTS PROGRAM
FY 2012 FUNDING SUMMARY
(Proposed_pre workshop)

FY 12 - Pre Workshop	ACCEL	In Bid or Obligated	SLIDE or CNAP?	NEW	CHANGE					
	FY	IMPACT	THOUSANDS OF DOLLARS		BEACH	SWU	HOSP	TIF	OTHER	
	2012	FEES	PRIOR YEAR FUNDING	2011 FISCAL YEAR TAXES	FEE	FEE	TAX		FUNDS	
A PATHWAYS		Traffic								Impact Fees, TIF & Taxes
1 PATHWAY REHABILITATION	180		Recurring	55			125			
2 US 278-B - Gardner Drive to Mathews Drive	300		80					300		
3 US 278-B - Wexford Circle to Fresh Market Shoppes	20	10					10			
4 LEG O' MUTTON ROAD	55	27					28			
5 PEMBROKE DRIVE	55	27					28			
6 GARDNER DRIVE	50	25					25			
7 ARCHER ROAD	30							30		
TOTAL PATHWAYS	690	89	80	55	0	0	216	330	0	770
B DRAINAGE IMPROVEMENTS										SWU Bond
1 STORMWATER PUMP STATION MAINTENANCE	140		Recurring			140				
2 DRAINAGE SYSTEM REHABILITATION, MAINTENANCE, MONITORING, CREDITS, EDUCATION & NPDES II COMPLIANCE	1,163		Recurring			1,017				
3 SYSTEM UPGRADES / NEW PROJECTS / PROFESSIONAL SERVICES	1,103		Recurring						1,103	SWU Bond
4 ARROW ROAD AREA	200								200	SWU Bond
TOTAL DRAINAGE IMPROVEMENTS	2,606	0				1,157			1,303	
C ROADWAY IMPROVEMENTS		Traffic								
1 MAINLAND TRANSPORTATION IMPROVEMENTS	600		500 IGA obligation				600			
2 MATHEWS DRIVE / MARSHLAND ROAD ROUNDABOUT	1,150		40					1150		
3 MATHEWS DRIVE / CHAPLIN AREA CONNECTIVITY (TIF)	500		110					500		
4 US 278 GATEWAY IMPROVEMENTS AT WINDMILL HARBOR	300		200				300			
5 LEAMINGTON/FRESH MARKET SHOPPES/US 278 (Hosp Tax or Bond?)	FY11		230							
6 PEDESTRIAN CROSSWALKS & REFUGES (TIF funded in District)	220		Recurring	40			180			
7 TRAFFIC SIGNAL MAST ARMS (TIF Funded in District)	250		Recurring				250			
8 ROADWAY SAFETY IMPROVEMENTS	100		Recurring					100		
9 NASSAU ST EXTENSION (Tie to Coligny/Pope Ave Initiative Area Improvements) (TIF)	FY11		100							
10 INTERSECTION IMPROVEMENTS (TIF Funded in District)	100		Recurring					100		
11 F&R EMERGENCY ACCESS POINTS	110		Recurring				110			
12 PRIVATE (DIRT) ROADS ACQUISITION	25		Recurring	25						
13 DIRECTIONAL / NEIGHBORHOOD SIGNAGE	100		Recurring				100			
14 INTERSECTION / CROSSWALK / PATHWAY LIGHTING (TIF Funded in District)	TBD									
15 STONEY SECONDARY ROAD (SOUTH) (TIF)	40	40	50							
16 SUMMIT DRIVE REALIGNMENT AND REFURBISHMENT										
17 ROADWAYS & MEDIAN IMPROVEMENTS (Phased) (TIF Funded in District)	700							700		
TOTAL ROADWAY IMPROVEMENTS	4,195	40	730	65	0	0	1,540	2,550	0	4,925

CAPITAL IMPROVEMENTS PROGRAM
 FY 2012 FUNDING SUMMARY
 (Proposed_pre workshop)

	FY	IMPACT	PRIOR YEAR	2011 FISCAL	BEACH	SWU	HOSP	TIF	OTHER	
	2012	FEES	FUNDING	YEAR TAXES	FEE	FEE	TAX		FUNDS	
D PARK DEVELOPMENT		Parks								Park Impact Fees, Sunday Liquor Permit Fees, Beach Fees & other funding sources
1 PARKS UPGRADES	362		recurring	92					270	Sunday Liquor Permit Fees (\$270k)
2 ISLAND RECREATION CENTER ENHANCEMENTS	200		100				200			
3 ROCK'S/REMY'S TRACT PARK (TIF)	20							20		In house design
4 CHAPLIN LINEAR PARK with BOARDWALK (Connects to Shelter Cove Park Phase II) (TIF)	100							100		
5 ROWING & SAILING CENTER	150							150		
6 YACHT COVE COMMUNITY PARK (Parks Impact Fees)	50	50								
TOTAL PARK DEVELOPMENT	882	50	100	92	0	0	200	270	270	982
E EXISTING FACILITIES & INFRASTRUCTURE		Traffic								Hosp. Tax Bond, Lease Acct & other sources
1 REHABILITATION & RENOVATION of FIXED CAPITAL ASSETS	251		recurring	251						
2 CLEAN UP, SAFETY & MAINTENANCE OF TOWN PROPERTY & DEMOLITION OF UNSAFE STRUCTURES	291		recurring	279					12	Lease Account
3 APPARATUS & VEHICLES REPLACEMENT / REFURBISHMENT	385		recurring				385			
4 FIRE STATION # 6 REPLACEMENT (Palmetto Dunes) (Hospitality Tax)	2,750								2,750	Hosp. Tax Bond (new)
5 FIRE STATION # 2 REPLACEMENT (Sea Pines) (Hospitality Tax)	FY11		275							
6 TOWN HALL RENOVATIONS	150						150			
TOTAL EXISTING FACILITIES & INFRASTRUCTURE	3,827	0	275	530	0	0	535	0	2,762	4,102
F NEW FACILITIES & INFRASTRUCTURE										Hospitality Tax, TIF
1 SEWER SERVICES PROJECTS	696		recurring							
2 DISPATCH CENTER EQUIPMENT UPGRADE	50		recurring				50			
3 FIRE/ MEDICAL SYSTEMS and EQUIPMENT REPLACEMENT										
4 PUBLIC SAFETY SYSTEMS EQUIPMENT UPGRADE	50		recurring				50			
5 MOBILE COMPUTING AVL UPGRADE	75		recurring				75			
6 COLIGNY / POPE AVE INITIATIVE AREA IMPROVEMENTS with COMMUNITY PARK	0		100							
7 DUNNAGAN'S ALLEY / ARROW RD INITIATIVE AREA IMPROVEMENTS (Tie to Powerline Burials) (TIF)	1,600		100					1,600		
TOTAL NEW FACILITIES & INFRASTRUCTURE	2,471	0	200	0	0	0	175	1,600	0	1,975
G BEACH MAINTENANCE										Beach Fees
1 BEACH MANAGEMENT & MONITORING	500		Recurring		500					
2 BEACH PARKS / ACCESS REHABILITATION	75		Recurring		75					
3 DUNES REFURBISHMENT MAINTENANCE	25		Recurring		25					
TOTAL BEACH MAINTENANCE	600	0	0	0	600	0	0	0	0	600
TOTALS (THOUSAND OF DOLLARS)	15,271	179		742	600	1,157	2,666	4,750	4,335	
1000 October 20, 2010				706	615	2,467	4,557	2,222		

CAPITAL IMPROVEMENTS PROGRAM
FISCAL YEARS 2012- 2021
CIP FY 12
(pre workshop)

FY- 12 Pre Workshop		ACCEL	In Bid or Obligated	SLIDE or CNAP?	New	Change	
PROJECT		FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017- 2021
A PATHWAYS							
1	PATHWAY REHABILITATION	180	185	195	200	210	1050
2	US 278-B (Gardner Drive to Mathews Drive) (TIF)						
	a. design	obligated					
	b. r/w acquisition	obligated					
	c. legal	obligated					
	d. construction	300					
3	US 278-B (Wexford Circle to Fresh Market Shoppes) (up to 1/2 Traffic Impact Fees, Hosp Tax)						
	a. design	IN-HOUSE					
	b. r/w acquisition	TBD					
	c. legal	20					
	d. construction		660				
4	LEG O' MUTTON (Segment installed from Marshland Rd to Victoria Square) (1/2 Traffic Impact Fees and Hosp Tax)						
	a. design	50					
	b. legal	5					
	c. construction		560				
5	PEMBROKE DRIVE (Bundle with Gardner) (1/2 Traffic Impact Fees and Hosp Tax)						
	a. design	50					
	b. legal	5					
	c. construction			480			
6	GARDNER DRIVE (Bundle with Pembroke) (1/2 Traffic Impact Fees and Hosp Tax)						
	a. design	30					
	b. r/w acquisition	TBD					
	c. legal	20					
	d. construction			330			
7	ARCHER ROAD (Traffic Impact Fees; TIF if available)						
	a. design	10					
	b. r/w acquisition	TBD					
	c. legal	20					
	d. construction		80				
8	US 278 (Stoney Area from the ends of existing sidewalks to Jenkins Island) (1/2 Traffic Impact Fees and Hosp Tax)						
	a. design			30			
	b. r/w acquisition			TBD			
	c. legal			10			
	d. construction				300		
9	JONESVILLE ROAD (1/2 Traffic Impact Fees and Property Tax)						
	a. design				80		
	b. legal				20		
	c. construction					760	
10	US 278-B (Fresh Market Shoppes to Shelter Cove / Chaplin) (up to 1/2 Traffic Impact Fees, Hosp Tax, TIF)						
	a. design				130		
	b. r/w acquisition				TBD		
	c. legal				30		
	d. construction					1320	
11	US 278-B (Gardner Drive to Jarvis Park / Honey Horn) (up to 1/2 Traffic Impact Fees, Hosp Tax, TIF)						
	a. design				100		
	b. r/w acquisition				TBD		
	c. legal				20		
	d. construction					930	
12	US 278 (GUM TREE ROAD TO SQUIRE POPE ROAD) (Sidewalk installed with Cross Island Parkway) (1/2 Traffic Impact Fees and Hosp Tax)						
	a. design					55	
	b. legal					10	
							550
13	SINGLETON BEACH ROAD (Segment installed from US 278 to Chaplin Community Park) (1/2 Traffic Impact Fees and Hosp Tax/Beach Fee?)						
	a. design					30	
	b. r/w acquisition					TBD	
	c. legal					10	
	d. construction						300
14	US 278 (Squire Pope Road to near Welcome Center) (Sidewalks exist on both sides of US 278 east of the Welcome Center) (1/2 Traffic Impact Fees and Hosp Tax)						
	a. design					60	
	b. legal					20	
	c. environmental					30	
	d. construction						600
15	US 278 (JENKINS ISLAND TO BRIDGE) (1/2 Traffic Impact Fees and Hosp Tax)						
	a. design						40
	b. legal						20
	c. environmental						30
	d. construction						400

CAPITAL IMPROVEMENTS PROGRAM
FISCAL YEARS 2012- 2021
CIP FY 12
(pre workshop)

PROJECT	FY	FY	FY	FY	FY	FY
	2012	2013	2014	2015	2016	2017- 2021
16 US 278-B (Shelter Cove / Chaplin to Mathews North) (up to 1/2 Traffic Impact Fees, Hosp Tax, TIF)						
a. design						120
b. r/w acquisition						30
c. legal						1170
d. construction						
17 US 278-B (Jarvis Park / Honey Horn to Graves Bridge) (up to 1/2 Traffic Impact Fees, Hosp Tax, TIF)						
a. design						170
b. r/w acquisition						50
c. legal						1690
d. construction						
	690	1,485	1,045	880	3,435	2,990
B DRAINAGE IMPROVEMENTS						
1 STORMWATER PUMP STATION MAINTENANCE (SWU Fee)						
a. General Pump Maintenance	100	100	100	100	100	400
b. Buildings, grounds and utilities maintenance	40	44	45	46	47	198
2 DRAINAGE SYSTEM REHABILITATION, MAINTENANCE, MONITORING, CREDITS, EDUCATION AND NPDES II COMPLIANCE (SWU Fee)	753	790	771	661	645	3,330
a. Sea Pines	50	50	50	50	50	300
b. Shipyard	50	75	75	75	75	300
c. Hilton Head Plantation	75	75	75	75	75	300
d. Port Royal	75	75	75	75	75	300
e. Indigo Run	50	50	50	50	50	300
f. Palmetto Hall	50	50	50	50	50	300
g. Wexford	60	50	50	50	50	300
h. Palmetto Dunes	TBD	75	75	75	75	300
3 SYSTEM UPGRADES / NEW PROJECTS / PROFESSIONAL SERVICES (SWU Bond)	335	295	606	606	303	303
a. Hilton Head Plantation - Control Structures, Dredging and Culverts	200	200	100			
b. Port Royal - Canal Dredging	100	100	100			
c. Shipyard - Dredging and Culverts	150	75	75			
d. Palmetto Hall - Weir and Inlets	85					
e. Bay Pines / Point Comfort Outfall	200					
f. Wexford Pump Station Generator Permanent Mount	33					
4 ARROW ROAD AREA (SWU Bond)						
a. concept, survey and design	100					
b. r/w acquisition	30					
c. legal	20					
d. environmental	50					
e. construction		500				
TOTAL DRAINAGE IMPROVEMENTS	2,606	2,604	2,297	1,913	1,595	6,631
C ROADWAY IMPROVEMENTS						
1 MAINLAND TRANSPORTATION IMPROVEMENT PROJECTS (Hosp Tax: Not to exceed \$2.5 million for Council approved projects)	600					
2 MATHEWS DRIVE/MARSHLAND ROAD ROUNDABOUT (TIF)						
a. concept, survey and design	obligated					
b. r/w acquisition	TBD					
c. legal	20					
d. environmental	30					
e. project management	100					
f. construction	1,000					
3 MATHEWS DRIVE / CHAPLIN AREA CONNECTIVITY (Inter-Parcel Connectivity on East side of Mathews Drive South) (TIF)						
a. concept, survey and design	obligated					
b. r/w acquisition	TBD					
c. legal	obligated					
d. environmental	obligated					
e. construction	500					
4 US 278 GATEWAY IMPROVEMENTS AT WINDMILL HARBOR						
a. concept, survey and design	obligated					
b. r/w acquisition	25					
c. legal	25					
d. environmental	250	250				
e. project management		150				
f. construction			2000			
5 LEAMINGTON/FRESH MARKET SHOPPES/US 278 B (Hosp Tax or Bond?)						
a. concept, survey and design	obligated					
b. r/w acquisition	TBD					
c. legal	obligated					
d. environmental	obligated					
e. project management	obligated					
f. construction		1,125				

CAPITAL IMPROVEMENTS PROGRAM
FISCAL YEARS 2012- 2021
CIP FY 12
(pre workshop)

PROJECT	FY	FY	FY	FY	FY	FY
	2012	2013	2014	2015	2016	2017- 2021
6 PEDESTRIAN CROSSWALKS & REFUGES (TIF funded in District)						
a. US 278 & Central Ave. (Tie to WHP Resurf./Festival Center Median Closure) (Property Tax)	40					
b. US 278 & Chamber Drive (Tie to WHP Resurfacing)	60					
c. US 278 & Yacht Cove Drive (Tie to WHP Resurfacing)	60					
d. US 278 & Regency Drive (Tie to WHP Resurfacing)	60					
e. Pope Ave & Woodhaven (Coordinate with Coligny Area Improvements - Phase II) (TIF)			50			
f. Pope Ave & Cordillo Rd (Coordinate with Coligny Area Improvements - Phase II) (TIF)			50			
g. Pope Ave & Lagoon (Coordinate with Coligny Area Improvements - Phase II) (TIF)			50			
7 TRAFFIC SIGNAL MAST ARMS (TIF Funded in District)						
a. Mall Blvd / US 278 Replacement	100					
b. Palmetto Dunes / US 278 Replacement	150					
c. Leamington/Fresh Market Shoppes/US 278 (Hosp Tax Bond) (Tie to Intersection Improvement)		125				
d. Pembroke Drive / US 278 Replacement		100				
e. Gum Tree Road / US 278 Replacement			150			
f. Spanish Wells / US 278 Replacement (TIF)			150			
8 ROADWAY SAFETY IMPROVEMENTS						
a. Palmetto Bay Rd / Dunnagan's Alley Median Closure (TIF) (Pending Council Approval)	50					
b. Pope Ave / Coligny Plaza Median Closure (Tie to Pope Ave Initiative Area Improvements) (TIF) (Pending Council Approval)	50					
c. US 278 Median Turn Lane at Yacht Cove Drive (Traffic Impact Fees)		50				
d. US 278 / Jenkins Rd Right Turn Lane (Traffic Impact Fees)		50				
9 NASSAU ST EXTENSION (Coordinate with Coligny Area Improvements - Phase II) (TIF)	obligated	500				
10 INTERSECTION IMPROVEMENTS (TIF Funded in District)						
a. Pope Ave / Cordillo Parkway (Coordinate with Coligny Area Improvements - Phase II) (TIF)	100					
11 F&R EMERGENCY ACCESS POINTS (Hospitality Tax)						
a. Spanish Wells at Muddy Creek Road	100					
b. Palmetto Dunes at Swing About		100				
c. Port Royal at Grasslawn Avenue		60				
d. Hilton Head Plantation at Mitchville Lane			175			
e. Shipyard at Lagoon Road				175		
f. Port Royal at Dillon Road					50	
g. Palmetto Hall at Fish Haul Road					50	
h. Wexford at Arrow Road						50
i. Gate Controllers	10	10	10	10	10	50
12 PRIVATE (DIRT) ROADS ACQUISITION	25	TBD	TBD	TBD	TBD	TBD
13 DIRECTIONAL / NEIGHBORHOOD SIGNAGE (TIF Funded in District) including street signs	100	100	50	50	50	TBD
14 INTERSECTION / CROSSWALK / PATHWAY LIGHTING (TIF Funded in District)	TBD	TBD	TBD	TBD	TBD	TBD
15 STONEY SECONDARY ROAD (SOUTH) (Spanish Wells spur to Kirby Lane) (TIF)						
a. concept, survey and design	obligated					
b. r/w acquisition	TBD					
c. legal	30					
d. environmental	10					
e. driveway improvements at Adrianna Lane	obligated					
f. construction		600				
16 SUMMIT DRIVE REALIGNMENT AND REFURBISHMENT (Hosp Tax \$165k and County/FAA Contribution \$165k) \$50k obligated in FY09 - survey/design		400				
17 ROADWAYS & MEDIAN IMPROVEMENTS (Phased) (TIF Funded in District)						
a. US 278 Chaplin Area (TIF)	700					
b. South Forest Beach Rd (TIF)		700				
c. US 278 Stony Area (TIF)		550				
18 SOUTH FOREST BEACH DR. IMPROVEMENTS (Include Pathway) (Traffic Impact Fees; TIF if available)						
a. concept, survey and design		150				
b. r/w acquisition		TBD				
c. legal		20				
d. environmental		100				
e. project management			150			
f. construction			1,500			
19 LEMOYNE ROAD RECONSTRUCTION AND EXTENSION (Traffic Impact Fees)						
a. design		50				
b. legal		25				
c. construction			800			

CAPITAL IMPROVEMENTS PROGRAM
FISCAL YEARS 2012- 2021
CIP FY 12
(pre workshop)

PROJECT	FY	FY	FY	FY	FY	FY
	2012	2013	2014	2015	2016	2017- 2021
20 FIFTH STREET EXTENSION (Traffic Impact Fees & Hosp Tax) construction complete by Jan 1, 2015 per Indenture Deed (TIF)						
a. concept, survey and design		200				
b. legal		50				
c. environmental		50				
d. project management			120			
e. construction			1,200			
21 LAGOON RD IMPROVEMENTS (Coordinate with Coligny Area Improvements Phase II; TIF if available)						
a. concept, survey and design				75		
b. r/w acquisition				TBD		
c. legal				20		
d. environmental				50		
e. project management					75	
f. construction					750	
TOTAL ROADWAY IMPROVEMENTS	3,495	5,515	6,455	380	985	100
D PARK DEVELOPMENT						
1 PARKS UPGRADES	125	200	200	200	200	1,000
a. Island Recreation Association Park and Equipment Upgrades / Replacements	162	TBD	TBD	TBD	TBD	TBD
b. Crossings Park - Rowley Field Complex Upgrades	75					
2 RECREATION CENTER ENHANCEMENTS						
a. Feasibility Study / Preparation of a Business Plan	obligated					
b. Masterplan	obligated					
c. design	200					
c. construction		TBD	TBD			
3 ROCKS/REMY'S TRACT PARK (TIF)						
a. Survey, analysis (coordinate with Dunnagan's Initiative Area work)	obligated					
b. Design (in-house)	in-house					
c. construction	20					
4 CHAPLIN LINEAR PARK with BOARDWALK (Connects to Shelter Cove Park Phase II) (TIF)						
a. design	100					
b. construction			900			
5 ROWING & SAILING CENTER						
a. design	150					
b. construction			1,500			
6 YACHT COVE COMMUNITY PARK (Parks Impact Fees)						
a. design (in-house)	50					
b. construction				1,000		
7 COLLIER BEACH PARK (Beach Fee?)		400				
8 CHAPLIN COMMUNITY PARK BOARDWALK to COLLIER BEACH PARK (Beach Fee?)		400				
9 FORD SHELL RING PARK (Parks Impact Fees: TIF if available)						
a. design		25				
b. construction				500		
TOTAL PARK DEVELOPMENT	882	1,025	2,600	1,700	200	1,000
E EXISTING FACILITIES & INFRASTRUCTURE						
1 REHABILITATION & RENOVATION of EXISTING CAPITAL ASSETS (FY Taxes)	251	251	251	251	251	1,255
2 CLEAN UP, SAFETY & DEMOLITION ON TOWN PROPERTY & UNSAFE STRUCTURES ORDINANCE DEMOLITION (Lease Account & FY Taxes)	291	291	291	291	291	1,455
3 APPARATUS & VEHICLES REPLACEMENT/REFURBISHMENT (FY Taxes, Hosp Tax, Beach Fee & PECEI Franchise Fee)						
a. F&R Apparatus & Vehicles (Hosp Tax)	325	300	113	1,092	203	6,676
b. Town Vehicles (Ad Valorem Taxes)	60	114	143	152	126	321
c. Island Rec Assn Utility Vehicle (FY Taxes)			26			TBD
4 FIRE STATION # 6 REPLACEMENT (Palmetto Dunes) (Hospitality Tax)						
a. design	obligated					
b. construction	2,750					
5 FIRE STATION # 2 REPLACEMENT (Sea Pines) (Hospitality Tax)						
a. design	obligated					
b. construction	2,500					
6 TOWN HALL RENOVATIONS (Hospitality Tax)	150	TBD				
TOTAL EXISTING FACILITIES & INFRASTRUCTURE	3,677	3,456	824	1,786	871	9,707

CAPITAL IMPROVEMENTS PROGRAM
FISCAL YEARS 2012- 2021
CIP FY 12
(pre workshop)

PROJECT	FY	FY	FY	FY	FY	FY
	2012	2013	2014	2015	2016	2017- 2021
F NEW FACILITIES & INFRASTRUCTURE						
1 SEWER SERVICES PROJECTS (Some Timing: TBD) (TIF Funding in District & SWU Fee)						
a. Old Schoolhouse - William Hilton Parkway (TIF)	obligated					
b. Chaplin South (TIF)	obligated					
c. Ford Shell Ring (TIF)	obligated					
d. Marshland Rd (Broad Creek headwaters) (Pump Station on Town Property?) (TIF)	obligated					
e. Barker Field Area Project	541					
f. SCDOT Parcel on Spanish Wells Rd	TBD					
g. Fish Haul Park - Beach City Rd (Beach Fee ?)	155					
h. Jarvis Creek Park (SWU Fee?)		25				
i. Islanders Beach Park (Beach Fee ?)		33				
j. Aranda Tract (coordinate with park project) (TIF)			100			
k. Indigo Run Hotel Site (coordinate with Park project)				33		
l. Jenkins Island (coordinate with Park project)					100	
2 DISPATCH CENTER EQUIPMENT UPGRADE (Hospitality Tax)	50	50	50	50	50	250
3 Fire/ Medical Systems and Equipment Replacement						
a. AED Biphasic		25				
b. SCBA Replacement			365	400		
c. Life Pack 12 Replacement				360		
d. Turn Out Gear / PPE						300
e. Thermal Infrared Camera Replacement						250
f. Rescue Tools Replacement						80
4 PUBLIC SAFETY SYSTEMS EQUIPMENT UPGRADE	50		100		110	250
5 MOBILE COMPUTING AVL UPGRADE	75					
6 COLIGNY / POPE AVE INITIATIVE AREA IMPROVEMENTS with COMMUNITY PARK						
a. design	obligated					
b. land acquisition	TBD					
c. construction	TBD	TBD				
7 DUNNAGAN'S ALLEY / ARROW RD INITIATIVE AREA IMPROVEMENTS (TIF)						
a. study & design	obligated					
b. land acquisition	TBD					
c. Intersection improvements at Arrow Road and Target Road	1,000					
d. pathwav relocation	250					
e. on street parking	200					
f. landscaping	150					
8 PUBLIC SAFETY WAN/VPN		250				
9 LAW ENFORCEMENT CENTER (Hospitality Tax & County Funding?) (Pending Council's Decision)						
a. design						500
b. construction						5,000
TOTAL NEW FACILITIES & INFRASTRUCTURE	2,471	383	615	843	260	6,630
G BEACH MAINTENANCE						
1 BEACH MANAGEMENT & MONITORING (Beach Fee)	500	500	500	500	500	2,500
2 BEACH PARKS / ACCESS REHABILITATION (Beach Fee)	75	75	75	75	75	375
3 DUNES REFURBISHMENT MAINTENANCE (Beach Fee)	25	25	25	25	25	125
4 BEACH RENOURISHMENT (Beach Fee)					17,000	
TOTAL BEACH MAINTENANCE	600	600	600	600	17,600	3,000
A PATHWAYS	690	1,485	1,045	880	3,435	2,990
B DRAINAGE IMPROVEMENTS	2,606	2,604	2,297	1,913	1,595	6,631
C ROADWAY IMPROVEMENTS	3,495	5,515	6,455	380	985	100
D PARK DEVELOPMENT	882	1,025	2,600	1,700	200	1,000
E EXISTING FACILITIES & INFRASTRUCTURE	3,677	3,456	824	1,786	871	9,707
F NEW FACILITIES & INFRASTRUCTURE	2,471	383	615	843	260	6,630
G BEACH MAINTENANCE	600	600	600	600	17,600	3,000
TOTALS (THOUSAND OF DOLLARS)	14,421	15,068	14,436	8,102	24,946	30,058

1000 October 20, 2010

Fiscal Year 2012 – Proposed Priority Projects

A. Pathways

- Pathway Rehabilitation
- US 278 –B (William Hilton Parkway) Gardner Drive to Mathews Drive
- US 278 – B (William Hilton Parkway) Wexford Circle to Fresh Market Shops
- Leg O’Mutton Road
- Pembroke Drive
- Gardner Drive
- Archer Road – Slide or CNAP?

B. Drainage Improvements

- Stormwater Pump Station Maintenance
 - General Pump Maintenance
 - Buildings, grounds and utilities maintenance
- Drainage System Rehabilitation, Maintenance, Monitoring, Credits, Education and NPDES Compliance
 - Sea Pines
 - Shipyard
 - Hilton Head Plantation
 - Port Royal
 - Indigo Run
 - Palmetto Hall
 - Wexford
 - Palmetto Dunes
- System Upgrades, New Projects and Professional Services
 - Hilton Head Plantation - Control Structures, Dredging and Culverts
 - Port Royal - Canal Dredging
 - Shipyard - Dredging and Culverts
 - Palmetto Hall - Weir and Inlets
 - Bay Pines / Point Comfort Outfall
 - Wexford Pump Station Generator Permanent Mount
- Arrow Road Area

C. Roadway Improvements

- Mainland Transportation Improvement (previous obligation by Town Council)
- Mathews Drive / Marshland Road Roundabout
- Mathews Drive / Chaplin Area Connectivity
- US 278 Gateway Improvements at Windmill Harbor
- Leamington / Fresh Market Shoppes Intersection Improvements – delay construction
- Pedestrian Crosswalks / Refuges
 - WHP @ Chamber Drive
 - WHP @ Yacht Cove Drive
 - WHP @ Regency Drive
 - WHP @ Central Avenue
- Traffic Signal Mast Arms
 - Leamington / Fresh Market Shoppes – delay construction
 - WHP @ Mall Boulevard
 - WHP @ Queens Folly / King Neptune
- Roadway Safety Improvements – Slide or CNAP?
 - Palmetto Bay Road / Dunnagan's Alley Median Closure
 - Pope Avenue / Coligny Plaza Median Closure
- Nassau Street Improvements (Coligny Area Improvements - Phase II)
- Intersection Improvements
 - Pope Avenue @ Cordillo Parkway (Coordinate with Coligny Area Improvements - Phase II)
- Fire Rescue Emergency Access Points
 - Spanish Wells @ Muddy Creek Road
- Private Dirt Roads Acquisition
- Directional / Neighborhood Signage (new post mounted street signs)
- Honey Horn Entrance Improvements – including pathway connection
- Intersection / Pathway Lighting
- Stoney Secondary Road – south
- Roadway Median Improvements – Slide or CNAP?
 - WHP – Chaplin

D. Park Development

- Town Parks Upgrades / Island Recreation Association Annual Park and Equipment Upgrade
 - Crossings Park
- Island Recreation Center Enhancements
- Rock's / Remy's Tract Park
- Chaplin Linear Park with Boardwalk
- Rowing and Sailing Center

- Yacht Cove Community Park

E. Existing Facilities & Infrastructure

- Rehabilitation and Renovation of Fixed Capital Assets
- Clean-up, safety and demolition on Town Property -
- Unsafe structures ordinance demolition
- Apparatus and Vehicle Replacement
- Fire Station #6 Replacement
- Town Hall Renovations (space needs study implementation)

F. New Facilities

- Sewer Service Projects
 - Barker Field Area
 - SCDOT Parcel on Spanish Wells Road (pump station site?)
 - Fish Haul Park
- Dispatch Center Equipment Upgrade
- Public Safety Systems Equipment Upgrade
- Mobile Computing AVL Upgrade
- Coligny Area Improvements - Phase II
- Dunnagan's Alley / Arrow Road Initiative Area Improvements

G. Beach Maintenance

- Beach Management and Monitoring
- Beach Parks Access Rehabilitation
- Dune Refurbishment / Maintenance

Coligny Area Improvements – Phase II

Constituent and Related Projects as currently identified in the Capital Improvements Program

Pedestrian Crosswalks and Refuges

Pope @ Woodhaven – coordinate with area plan

Pope @ Cordillo – coordinate with area plan

Pope @ Lagoon – coordinate with area plan

Roadway Safety Improvements

Median Closure – Pope Avenue @ Coligny Plaza – staff recommends adding back to the CNAP

Nassau Street Extension – meld into area plan

Intersection Improvements

Pope Avenue (WB) at Cordillo Parkway – coordinate with area plan

Roadways and Median Improvements

South Forest Beach Drive – staff recommends adding back to the CNAP

South Forest Beach Drive Improvements – staff recommends adding back to the CNAP

Lemoyne Road Reconstruction – coordinate with area plan

Lagoon Road Improvements – accelerate and meld into area plan

Coligny / Pope Avenue Initiative Area Improvements with Community Park – effectively becomes “Coligny Beach Park – Phase II”

Capital Improvements Program Overview for FY 2011 – 2020

In accordance with State law, the proposed Capital Improvements Program (CIP) for Fiscal Year (FY) 2011 was developed by staff for review and recommendation to the full Planning Commission (PC) via the PC's CIP Committee. Pathways and parks section was also reviewed by the Parks & Recreation Commission. Planning Commission annually recommends the proposed CIP to Town Council for deliberations during their Budget Workshop.

The CIP is a ten-year program of which one year is funded for implementation. The nine subsequent years are programmed with estimates of funding requirements. Some of the programmed estimates for projects in the out years are listed as To Be Determined (TBD). The CIP is based on a variety of sources. Sources are Town Council's Policy and Management Agendas 2010 which included input from the public and the Town's Boards, Commissions and Committees. Other source documents include: The 2004 Comprehensive Plan which incorporates the Initiative Area Plans; the Transportation Plan which includes pathways and roads; the Town-Wide Drainage Plan; the Fire & Rescue Master Plan, and the Recreation Element; the adopted Countywide All Hazard Mitigation Plan, the Comprehensive Emergency Management Plan which is being improved as a part of the Disaster Recovery Commission's work program; the Beach Access Plan, the Beach Maintenance Monitoring reports; the Broad Creek Management Plan, and a Space Needs Study of all Town facilities and properties to include Town Hall, all parks, Fire & Rescue stations and town wide infrastructure.

Previously, Council directed that we "minimize reliance on property tax, while expanding alternative revenue sources." The CIP continues to be an excellent example of that approach. It consistently reduces reliance on ad valorem property taxes and shares the costs of infrastructure requirements with the beneficiaries. The proposed CIP Budget incorporates 16 different funding sources (Below figures updated as of 1 March 2010):

- Traffic Impact Fees that are derived from development and applied to roads, pathways and additional traffic signals. Pathways may be funded up to fifty percent with Traffic Impact Fees. Traffic Impact Fees generate approximately \$181,000 per year. In previous years, we exhausted the accumulated monies in our Traffic Impact Fee account. Thus, we have done Interfund borrowing that will be repaid with interest as we continue to garner future traffic impact fees through build out;
- Parks Impact Fees that were enacted Countywide to provide funding for emerging park needs. Park Impact Fees generate about \$50,000 per year;
- Interfund Borrowing, which is an interim financing technique that allows borrowing from another Town fund. Borrowed funds will be repaid with interest as designated revenues are received;
- Fund Balance (Prior Year Funding), which are unobligated and obligated monies that are rolled over from previously approved but incomplete projects;
- New Fiscal Year Taxes are ad valorem property taxes, collected during the next fiscal year. The amount dedicated to the CIP has been held steady at .85 of a mil which generates approximately \$703,000;

- Sunday Liquor Sales Permit Fees that are derived from the sale of permits to sell alcohol on Sunday. These fees are a rebate from the State and generate approximately \$270,000;
- Storm Water Utility (SWU) Fees that are derived from the Storm Water Utility. The Utility collects approximately \$2.7 million from the Town. The Town provides 5% (\$135,000) to the Utility for administrative overhead. The Utility returns the entire \$2.7 million of fees (minus the administrative overhead) that the Town uses for drainage infrastructure maintenance and debt service of a \$17 million SWU Revenue Bond. In order to support the accumulated and growing PUD infrastructure an FY11 rate increase is necessary;
- County Contributions such as their bond issue for CIP projects.
- General Obligation (GO) Bonds are issued and secured by the full faith and credit (taxing powers) of the Town. The Town actively pursues the highest achievable rating. The Town's rating was recently (26 February 2009) reaffirmed by Moody's at Aa1; by Standard & Poors' at AA+, and by Fitch at AA. Consequently, the Town does not require Municipal Bond Insurance which translates to significant savings for taxpayers, especially during the current economic down turn.
- Revenue Bonds are supported by fees or special assessments, and differ from General Obligation Bonds in that they do not pledge the full faith and credit of the Town. Likewise, they do not count against the Town's debt limit cap of 8% of assessed value. Sufficient rates must be maintained to support the bond debt service requirements. Council authorized issuance of a \$17 million Revenue Bond for Island wide drainage projects and \$10 million Revenue Bond for Public Safety projects. Debt service will be paid with Storm Water Utility Fees and Hospitality Tax respectively.
- Grants such as the previous \$200,000 SCDOT Transportation Enhancement Program Grant for the Palmetto Bay Road Pathway. Coastal Access Grants and Land Water Conservation Fund (LWCF) from DHEC / OCRM and FEMA grants are also competed for at the State level but include Federal funds;
- Accommodation Tax (ATAX) grants that are derived from a State mandated two-percent tax on short-term rentals, hotels and motel accommodations. After the State applies a "Robin Hood" provision, they return approximately \$3.1 million per year to the Town;
- Beach Fees are derived from an additional two-percent Local Accommodations Tax levied by Town Council. This source provides approximately \$4.4 million each year that is dedicated to beach renourishment and related monitoring, dune refurbishment, maintenance and operations, and new beach parks and beach access facilities;
- Hospitality Tax which is a two- percent tax on the sale of prepared meals and beverages, sold in establishments with or without licenses for on-premise consumption of alcoholic beverages, beer or wine. This source generates approximately \$5.2 million annually. Some of which is used to pay debt service on a \$10 million bond for public safety projects;

- Tax Increment Financing (TIF) which are funds derived from increased assessed value above the baseline assessment when the TIF District was established. These funds may be used for public projects within the District. Currently TIF generates approximately \$5 million annually that will increase with assessed value over time.
- Lease Fund is derived from lease payments on Town owned property. As the Town has acquired properties, some have existing leases that the Town chooses to honor until their expiration. Approximately \$69,000 derived from leases has been assigned to a separate fund to pay for maintenance and clean up of Town property.

Implementation of the FY2011 CIP will require about \$24 million during the fiscal year: Approximately \$703,000 from next fiscal year taxes; about \$80,000 from Traffic Impact Fees; about \$2.5 million from Hospitality Tax Fees; About \$2.0 million from SWU Fees; approximately \$4.5 million is recommended for Tax Increment Financing funding; \$270,000 from Sunday Liquor Sales permits; about \$13,000,000 from Beach Fees; \$69,000 from Leases.

In the Pathways category, there are 14 projects programmed during the next ten years. Of those 14 projects, 3 are recommended for funding of about \$600,000 during the next fiscal year. Funded projects may involve land acquisition, legal work, design, concept and survey, and/or construction. 2 projects proposed in the next fiscal year involve construction or repairs.

In the Drainage Improvements category, include 11 project lines meant primarily to address rehabilitation and maintenance associated with systems for which the Town is responsible. Rehabilitation, maintenance, monitoring, etc. projects are proposed for funding of about \$2 million during the next fiscal year.

In the category of Roadway Improvements there are 55 projects or sub projects programmed during the next ten years, 22 of them are recommended for funding of about \$3.7 million during the next fiscal year and 15 involve construction or repairs.

In the category of Parks Development, 10 projects or sub projects are programmed during the next ten years, 4 projects are recommended for funding of about \$400,000 during the next fiscal year.

In the Existing Facility & Infrastructure category, there are 8 projects or sub projects programmed during the next ten years, 7 are recommended for funding of about \$3.8 million during the next fiscal year and 6 of the projects involve construction or repairs along with programmed upgrades of Town vehicles and Fire & Rescue apparatus. We continue to refine our ten year capital expense projections for "Rehabilitation and Renovation of Existing Capital Assets" using appropriate funding sources for major maintenance of Town owned buildings and property.

In the New Facilities & Infrastructure category, there are 28 projects or sub projects programmed during the next ten years. 11 projects are recommended for funding of about \$675,000 during the next fiscal year, and 5 projects involve conventional construction.

In the Beach Maintenance category, following the 2006 beach renourishment, we are refurbishing dunes, repairing groins and beach access points while studying and monitoring the beach. The Port Royal Fill Project is a noteworthy project recommended for funding in FY11. A total of about \$13,000,000 is proposed to be allocated for the above projects, studies, monitoring.

In total, there are 131 projects or sub-projects programmed over the next ten years. Of those 131 projects, 62 will be funded and managed during the next fiscal year. 35 of these projects involve construction or repairs.

The 10 year projection for the CIP will require about \$129 million to implement. Approximately \$24 million is proposed for funding next fiscal year projects.

Of the 62 projects programmed for this year, staff will manage all but 6 of them at no additional cost to the taxpayers. Finally, counting collected but unobligated taxes that are included in the fund balance rollover and new fiscal year taxes, only 3% of the CIP Budget is derived from ad valorem property taxes.

Revised: 26 April 2010