



**The Town of Hilton Head Island  
Regular Public Facilities Committee Meeting**

**November 1, 2011**

**2:00 p.m. – Benjamin M. Racusin Council Chambers**

**AGENDA**

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**As a Courtesy to Others Please Turn Off All Cell Phones and Pagers during the Meeting**

- **Call to Order**
- **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.
- **Committee Business**
  1. Approval of Minutes
    - October 4, 2011
- **Unfinished Business**
- **New Business**
  - Telecommunications Taskforce Presentation
  - Aurora Loan Services, LLC – Request for Easement
- **Adjournment**

**Please note that a quorum of Town Council may result if four (4) or more of Town Council members attend this meeting.**

1 **TOWN OF HILTON HEAD ISLAND**  
2 **PUBLIC FACILITIES COMMITTEE**

3  
4 Date: October 4, 2011

Time: 2:00 P.M.

5  
6 Members Present: Kim Likins, George Williams, Bill Harkins

7  
8 Members Absent: None

9  
10 Staff Present: Steve Riley, Scott Liggett, Jill Foster, Nicole Dixon, Tom Fultz,  
11 Marcy Benson, Brian Hulbert, Heather Colin, Susan Simmons,  
12 Charles Cousins

13  
14 Others Present: Drew Laughlin, *Mayor*, Ken Heitzke, Bill Ferguson, Lee Edwards,  
15 *Councilmen*, Tom Parker, *Lee & Parker*, Barry Taylor, *FWA*  
16 *Group*, Paul Gibson and Paul Jacobson, *Mission Resources Group*

17  
18 Media Present: Grant Martin, *The Island Packet*  
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20  
21  
22 **1. Call to Order.**

23 The meeting was called to order at 2:00 P.M.

24 **2. FOIA Compliance:**

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

28 **3. Committee Business:**

29 **1. Approval of Minutes:**

30 Councilman Williams moved to approve the Minutes of September 6, 2011.  
31 Councilman Harkins seconded. The Minutes of September 6, 2011 were  
32 unanimously approved.

33  
34 **2. Approval of Proposed 2012 Meeting Dates**

35 Councilman Williams moved to approve the Proposed 2012 Meeting Dates.  
36 Councilman Harkins seconded. The 2012 Meeting Dates were unanimously  
37 approved.

38  
39 **4. Unfinished Business:** None

40  
41 **5. New Business**

42 **Proposed Island Recreation Center/Aquatics Facility Expansion/SHARE**  
43 **Senior Center Relocation – Master Plan Presentation**

44 Nicole Dixon, Senior Planner advised it is staff's recommendation the Public  
45 Facilities Committee endorse the findings and recommendations provided in the  
46 Master Plan prepared by Lee & Parker Architects, in a joint venture with The FWA  
47 Group and Mission Resources Group regarding the proposed Island Recreation

48 Center/Aquatics Facility expansion and SHARE Senior Center relocation, and  
49 recommend approval to Town Council.  
50

51  
52 Mr. Tom Parker of Lee & Parker gave an overview of Phase II of the Island  
53 Recreation and SHARE Center Enhancement Expansion and advised the Island  
54 Recreation/Aquatic Facility and the SHARE Center have been treated as separate  
55 projects.  
56

### 57 **Recreation Center & Aquatic Facility**

- 58 1. **Refined the phasing plan using the public and staff comments from our**  
59 **initial feasibility study. Important to this was:**
  - 60 • The facilities needed to stay in operation and be safe during the  
61 construction
  - 62 • That committing to one phase did not commit you to do any of the  
63 subsequent phases
- 64 2. **Using the refined plan:**
  - 65 • Verify LMO compliance including parking counts
  - 66 • Established construction times for each phase
  - 67 • Using historical data and an aquatic facility consultant developed  
68 construction costs per facility and phase including a percentage  
69 premium for building to a LEED silver standard
- 70 3. **Working with Town Finance and Island Recreation staff updated revenue**  
71 **and cost estimates related to the refined phasing, including:**
  - 72 • Alternative capital sources for facility construction  
73

### 74 **Share Center**

- 75 1. **Revisited available building stock in the identified areas using public and**  
76 **staff comments from our initial feasibility study.**
  - 77 • It became apparent that it was impractical to look at a specific lease  
78 space because of the project timeline.
- 79 2. **Upon staff recommendation, a generic lease space was used:**
  - 80 • Established construction time and cost including a percentage  
81 premium for renovating to a LEED silver standard
- 82 3. **Working with Town Finance and SHARE staff refined revenues and cost**  
83 **estimates related to the project, including:**
  - 84 • Identify and quantify possible alternative capital sources for facility  
85 construction.
- 86 4. **The finance study indicated that ownership of the SHARE facility had**  
87 **inherent benefits so we expanded our study to include:**
  - 88 • Buy and renovate
  - 89 • Buy severely distressed property, demolish and buy new
  - 90 • New construction on Town owned land  
91

92 Mr. Barry Taylor, FWA Group stated the existing facility is about 5.75 acres on a  
93 leased property with an agreement between the School District and the Town of  
94 Hilton Head Island. The first phase we are calling Phase IA. There is an  
95 immediate need by both the school district and the Town for some additional  
96 parking that is right up front to the building. We call it IA because there is a

97 limited impact which benefits both the school district and the Rec Center which is  
98 adding 60 spaces to that facility.  
99

100 Phase IB is the biggest impact to the site which would be to relocate two tennis  
101 courts. In that place we could add a splash pool area and then build a lap pool  
102 area and make modifications to the existing Rec Center. A splash pool area is an  
103 outdoor activity that goes anywhere from 2 inches to four feet deep. The main  
104 reason for this to be added is a benefit to the Rec Center and would help generate  
105 revenues to offset some of the costs for the construction and operations.  
106

107 Phase II is to complete and add a new gym which will also include meeting  
108 spaces and additional parking spaces and relocate the existing basketball courts to  
109 the back side of the Rec Center. Another component of the gym in Phase II is to  
110 add an elevated running track which would be around the gym.  
111

112 Phase III would renovate the existing pool.  
113

114 Paul Gibson of Mission Resources Group thanked the Town's Finance  
115 Department for all their help and advised the Committee that the total capital  
116 needed to finance the first four Phases is \$12,300,464. We were directed by the  
117 Town's staff to look at alternate funding for 10% of the total. We have taken that  
118 alternate funding out and looked at financing 90%.which would be \$11,070,417.  
119

120 Mr. Gibson stated we need utilization to guarantee financial success. To  
121 accomplish that we need to look at five different things:

- 122 • Facilities
- 123 • Programs
- 124 • Staff/Instructors
- 125 • Pricing
- 126 • Initial Promotion Campaign
- 127

128 Councilman Williams questioned what the return on a \$800,000 splash pool and  
129 can we justify spending that much money. Mr. Parker stated it is value added to  
130 the opportunities to experience the Rec Center. It brings people to the facility,  
131 gives opportunities to kids and you can use it in the summer program.  
132

133 Mr. Taylor said as far as the SHARE Center goes it is now primarily a social club.  
134 The goal here will be to create a facility that people can come and say wow, this is  
135 a great facility this community is supporting.  
136

137 The space outline for a generic lease space is as follows:

- 138 • 6,000 square feet of open space
- 139 • Convenient location
- 140 • Slab on grade for easy access
- 141 • Convenient and ample parking
- 142 • Good parking lighting
- 143 • Should have outdoor covered area
- 144 • Natural light from multiple sides
- 145 • Central circulation/socializing space

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• Fitness for life active senior space  
We went through and priced it out and came up with construction of \$412,144.00, furniture, fixtures and equipment plus contingency of \$124,289.00, for a total cost of approximately \$536,433.00.

The space outline for new on existing land is as follows:

- Minimum land = 1.00-1.25/acre. If expandable = 1.55/acre
- 27 parking spaces as per LMO. Required 1 space per 225 feet gross building area
- 18 additional spaces if required – 45 total

The total cost figured on this scenario is approximately \$1,390,500.

Councilman Williams asked whether they looked at particular pieces of town property for example and asked to be enlightened on some of the ones looked at. Mr. Taylor said there is an obvious location that jumps to the top ahead of almost every other piece. It is on the south end at Crossings Park.

Councilman Harkins stated that given the state of our economy and given the plethora of commercial space that is empty on the Island and given the risk/reward type process, asked if they spent any time of looking at well located opportunities that would have a low entry cost in terms of lease where we could do something like this for five years, watch the concept grow and flourish and then at a later time come back. Why build new while we have so much empty?

Mr. Taylor stated a lot of the product we looked at on the Island that is sitting empty is built in such a way that we have low ceilings and we do not have the ability to create a large open space without an extreme expense. The SHARE Center requires one large open space to do their presentations, have speakers come in and have large gatherings.

Mr. Gibson reviewed why the Town should own the SHARE Center rather than lease:

- Lease total cost higher than any ownership option
- Difficulty obtaining lease longer than 5 years
  - Exposure to increasing lease rates
  - Potentially have to move SHARE Center and re-renovate
- Lease probably limits expansion potential
- Lease probably inhibits capital grants
  - Community Foundation of the Low Country
  - PIP (\$100,000 instead of potential \$350,000)

Mr. Gibson stated that utilization is the key to the SHARE Center success.

In summary, Mr. Gibson advised the proposed Recreation Center enhancement/expansion can be achieved on the existing Recreation Center site with some alterations of the existing lease agreement between the Town and Beaufort County School District. The enhancement/expansion can be done in phases to facilitate funding priorities. He also stressed that the Town should own the SHARE Center facility rather than lease it.

195 Councilman Williams said he didn't disagree with anything that has been  
196 presented here today, and advised that the Council and the Community will have  
197 to figure out where the money is going to come from, but is very supportive of the  
198 project.  
199

200 Councilman Harkins congratulated the group on their hard work. Conceptually  
201 we are interested in this project from a community standpoint. The question now  
202 is we are charged with looking at this project within the context of other projects  
203 that also have a lot of merit for the Community.  
204

205 Councilman Harkins moved the Public Facilities Committee carry this project to  
206 our colleagues on Town Council and continue the review. Councilman Williams  
207 seconded. Councilman Williams stated it is his expectation that we will have an  
208 opportunity to discuss this at the Town Council Workshop in early December.  
209 Chairman Likins stated this is a great plan and is exciting. We need to do things  
210 for the citizens of our Community. We have a lot of other projects out there that  
211 we are looking at that will help with redevelopment and hopefully support  
212 tourism. I also believe that it will be difficult to fund everything at once, so  
213 please do not be disappointed. I am trying really hard to buy into the fact that we  
214 need to build this SHARE building and struggle a little bit with feeling the need to  
215 see some success in the area first. It tends to want me to support leasing and then  
216 if we really see some great success in that area, then moving forward with  
217 actually building something. The motion passed unanimously.  
218

219 **6. Adjournment:**

220 Councilman Williams moved to adjourn. Councilman Harkins seconded the  
221 motion. The meeting was adjourned at 3:40 p.m.  
222

223 Respectfully Submitted,  
224  
225

226 \_\_\_\_\_  
227 **Karen D. Knox**  
228 **Senior Administrative Assistant**

# GREATER ISLAND COUNCIL

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## *Telecommunications Taskforce*

<b>TO:</b>	Public Facilities Committee
<b>FROM:</b>	Jim Collett, Chairman, GIC Telecommunications Taskforce
<b>DATE</b>	October 26, 2011
<b>SUBJECT:</b>	Telecommunications Taskforce Presentation

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During the campaign for Mayor in 2010, poor cell phone service on the Island received a lot of attention. After the election and at the request of the new Mayor, the Telecommunications Task Force was formed in March 2011 to examine all the Island's telecommunications issues and primarily cell phone service. The Task Force embarked on a study that 1) examined the technologies involved, 2) met with the wireless and wireline carriers, the tower companies and other involved parties, and 3) performed tests of the actual levels of cell phone service,

The following presentation is a summary of their findings and their recommendations for improvements

# Telecommunications Taskforce



**Jim Collett** is a 10 year Island resident who served as the Chairman of the Town's Board of Zoning Appeals and as President of Hilton Head Plantation's Property Owners Association. Before retiring to Hilton Head Island, Jim spent 25 years in the telecommunications industry with Bell System and subsequently Bell Atlantic/Verizon. His background includes experience in business planning, computer systems planning and network planning.



**Al Bischoff** works in global business development and has assisted businesses grow for over 25 years. Through leadership positions in Liberty Mutual Insurance, AT&T, Lucent Technologies, Verizon and other smaller companies, he has helped to develop and implement a variety of business expansion and realignment programs around the world.



**Kathy Ewell** is a 16 year resident. She has more than 30 years experience in sales, marketing and business development with Digital Equipment Corporation, Microsoft, Ciscoe and others. Her expertise includes project implementation and training in applications such as internet ecommerce, wireless, and network and systems integration.



**Bill Jordan** is a retired research scientist from Bell Labs, the R&D arm of AT&T and, later, Lucent Technologies. He has over 25 years experience in telecommunications technology. For the decade before retirement, he focused on technology management - moving new technology from the research labs into telecom products and services. After retiring from Bell Labs, Bill worked in Avaya Labs Research leading a similar technology management function in that organization. Earlier in his career Bill led Bell Labs' activities in technology risk assessment for large government programs and performed R&D in support of underwater acoustical systems.



**Bill Schmitt** worked for 35 years in Domestic and International Sales and Marketing for Celanese Chemical Company. Prior to retiring, his last project was to get the company's web capability enabled. In 2003 he was named one of Computerworld's Top 100 IT Executives and received special recognition for a project focusing on the wireless delivery of information to the sales force from corporate business systems.



**Dick Sell**, after serving in the United States Marine Corps, graduated from Brigham Young University with a BS degree in Engineering Technology and Computer Science. He worked with Motorola where he served in various engineering and general management positions. He was General Manager of Motorola's Cellular Infrastructure Division in Asia/Pacific and worked in Asia for 12 years. After Dick was a member of the HHP POA Board for 6 years and served in various positions including, president, vice president, treasure, and secretary. Prior to serving on the Board, he was active on various POA committees including strategy, maintenance and the cellular telephone task force.



**Glenn Way** is a Managing Director and owner of Tabby Road Wealth Management Group, a financial advisory business based on Hilton Head Island. Prior to his career in financial services, Glenn had a successful career in the radio broadcasting industry, where he served in many capacities, including executive management and sales. Glenn holds a B.A. in Journalism from the University of Nebraska and has been actively involved in some aspect of communications and/or technology since the age of 15. He and his family have been residents of Hilton Head Island since 1997.



**Joe Baker** has held executive positions at Bell Canada including Vice President, Product Marketing and posts at Nortel Networks ranging from Vice President, PCS Wireless Systems to Vice President of the Southeast Region in the United States. BellSouth recruited Joe as its Vice President, Interconnection Services and he later advanced to leading the Small Medium Business Operations Unit as its President and CEO. Joe later joined Cingular Wireless (now AT&T Mobility) running its second largest market based in Philadelphia and then moved back to Atlanta as the Senior Vice President responsible for the Business Markets Group nationwide. Now Joe is a Senior Consultant for ProAct Business Development. He specializes in leadership development, executive coaching and developing business strategies that accelerate profitable growth. Joe lives full time on Hilton Head Island with his wife Judy.



# **Town of Hilton Head Island**

## **Telecommunications Task Force**

### **Report**

**November 1, 2011**

# Current Situation

- 2 Million+ visitors/tourists expect their mobile phones, tablets and laptops to work when they are on vacation.
- If HHI can't meet their expectations, many of those tourists may look elsewhere.
- Poor cell phone service is a “deal breaker” when trying to attract business meetings/conferences.
- To successfully make up for a reduction in retirees moving to HHI, the Island needs to attract mobile executives and the half of second home owners who are still working (both groups are highly dependent on excellent wireless service).
- Poor cell phone service is starting to negatively affect home values and resale opportunities.

# Mission Statement

**Advise the Town and its various communities on telecommunications issues and opportunities as they affect the future of our Island.**

The areas the Task Force will address are:

1. Act as a technical resource to the Town and its various communities on telecommunications issues.
2. Advise the Town and its various communities on the impact of their actions and rules and procedures in dealing with carriers and others such as infrastructure providers.
3. Evaluate the impact of the quality of telecommunications services on living and working on the Island and how that affects our competitiveness with other towns and cities.
4. Provide an annual assessment on the progress of improving telecommunications services on the Island.

# The Goal

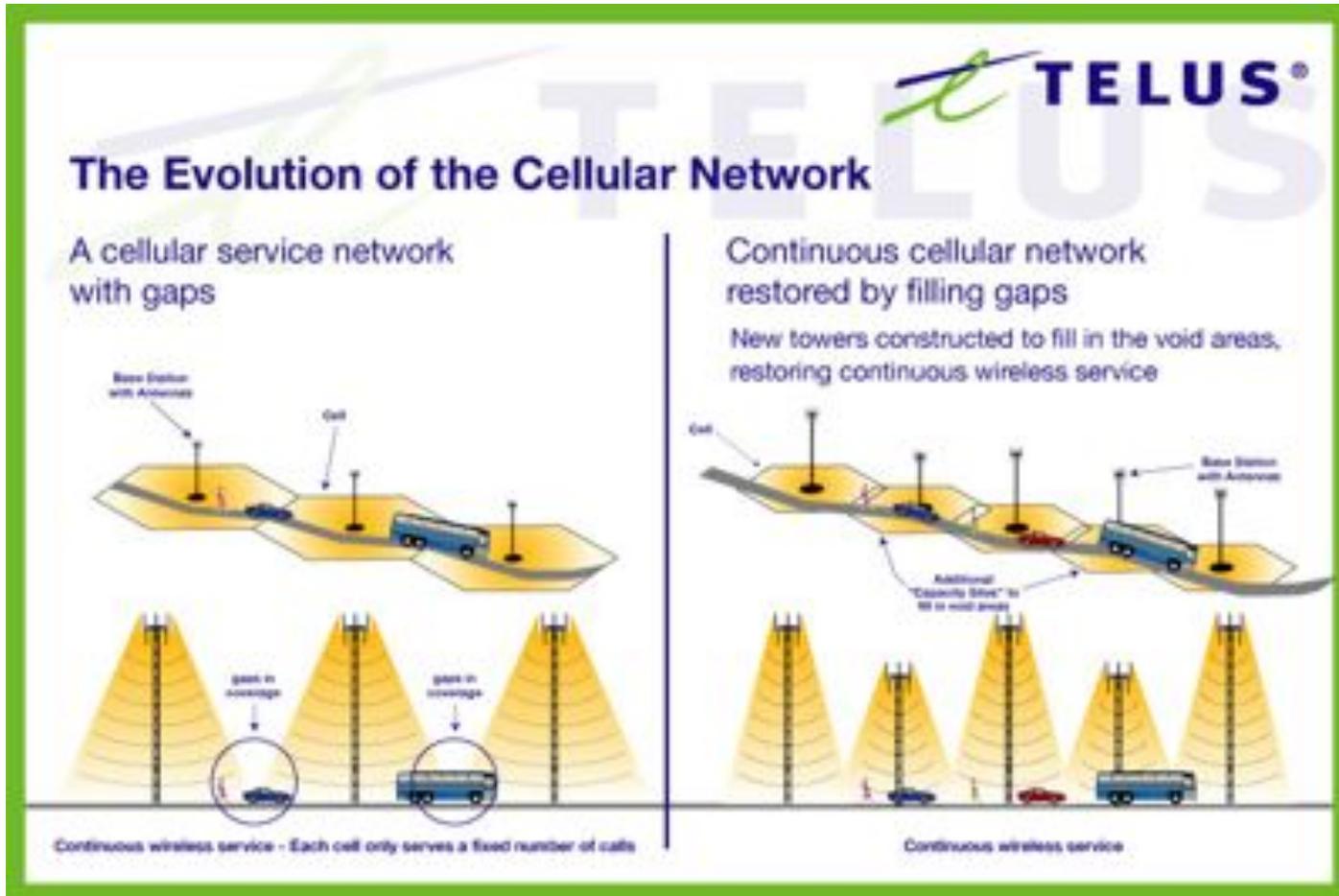


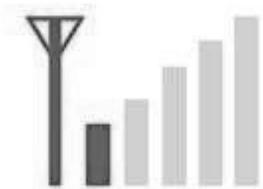
- **The Town of Hilton Head Island** becomes a **Technology Showcase** that strengthens its reputation as a world class resort destination, eco friendly environment and a great place to live and raise a family!

# What's Changing?

- An explosion of wireless data services are available today and growing exponentially.
- A desire to always be “connected 24/7” via email, text messaging, Facebook, Twitter and voice.
- A requirement for in-building solutions and the growing need for ubiquitous WiFi connectivity.
- **What hasn't changed** is the amount of available spectrum, the physics of radio signals, the need for more towers to address coverage and usage/capacity issues, and the ongoing consolidation of wireless carriers.
- Excellent cell service is quickly becoming an essential part of community infrastructure.

# Cellular Networks





# Tower Height Is Critical

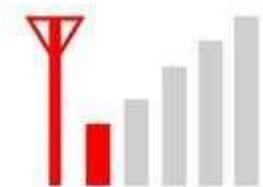
No Obstructions - Excellent Signal Strength = 5 Bars



Lower Tower



Higher Tower



# Tower Height Is Critical

Obstructions – Poor Signal Strength = 1 Bar or None



Lower Tower



Higher Tower

# Data Usage

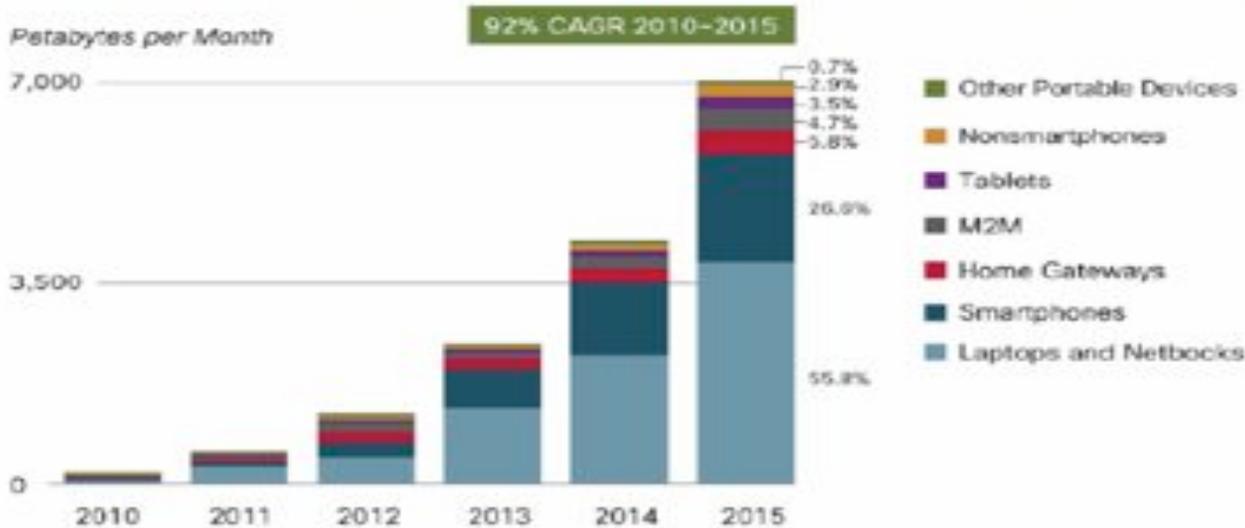
Type of Electronic Media	Approximate File Size
Email (no attachment)	3 Kb
Word document	70 Kb
Web page look-up	150 Kb
Twitter message (140 characters)	400 Kb
Low resolution digital image	500 Kb
PowerPoint presentation	3,000 Kb
Song (3 minute music download)	3,000 Kb
YouTube video (3 minutes long)	15,000 Kb
TV show download (30 minutes)	350,000 Kb
Movie download	700,000 Kb

# Data Demand



## Mobile Data Growth

- Cisco forecasts North American mobile data traffic to grow at 82% compound annual growth rate 2010-2015



Source: Cisco Visual Networking Index: Global Mobile Data Traffic Forecast Update, 2010-2015, February 1, 2011

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# Key Players



- **Town of Hilton Head Island:** Fire and Rescue is dependent on wireless coverage for accurate 911/GPS response.
- WiFi installed in several locations including security cameras in key areas.
- **Verizon:** Considers HHI as a critical virtual market of 2.5M subscribers versus town population of 30K.
- Specifically requested help to address coverage issues in the Gated Communities.
- Acquisition of Alltel accelerated the construction program.
- Committed to expanded coverage through additional towers.
- Prefers alternatives to a distributed low tower system for provisioning service.
- High towers, additional towers and alternative cellular solutions (indoor) are required to support coverage needs and growing data demand.
- 4G LTE deployed on the Island for improved data services – early adopter status (second installation in SC).
- Acquired 700 MHz spectrum to better penetrate buildings and tree canopy.

# Key Players



- **AT&T:** Clearly understands the coverage gaps on the Island and the need to improve the customer experience based on demand for data centric services (smart phones, tablets, GPS, etc.).
- Does not support a distributed low tower system for provisioning service.
- Committed to adding up to 12 new towers by year end 2012 subject to approval by the Town and Gated Communities.
- Annual capital budget cycle is a “use it or lose it” model so tower application delays jeopardize service upgrades (no rollover provision).
- Streamlining tower acquisition process is critical.
- Needs support in the Gated Communities to improve service.



- **American Tower and Crown Castle:** Build traditional tower infrastructure.
- Require at least one anchor tenant before building a multi-use tower.
- Possesses excellent proprietary coverage maps which are only available to their customers (the carriers).



- Crown Castle is a major proponent of low tower distributed systems (Hilton Head Plantation).

# Key Players



- **Hargray:** Obligated to provide wire-line service in franchised operating territory (carrier of last resort responsibility).
- Hargray resells wireless service since it does no longer owns a wireless network.
- Installed fiber optic cable throughout the Island to improve internet service.
- Unlike a franchise wire-line company (Hargray), the wireless carriers are NOT obligated to provision service in a specific geographic area unless they deem it in their best interest.
- Communities must compete for wireless capital investments.



- **TWC:** Very focused on becoming the dominant provider of cable and internet service in the Carolinas.
- Provides back haul service for Verizon.



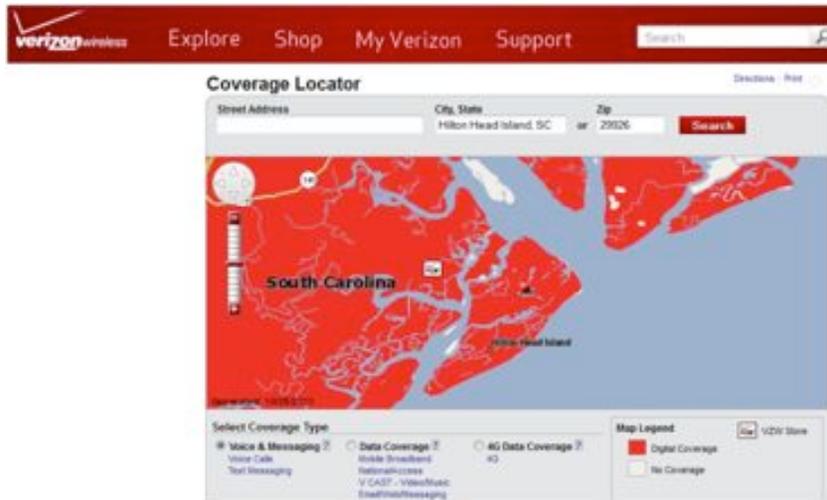
- **Other Wireless Carriers:** Will be contacted for additional input and support.



# Carrier Published Coverage Maps

## VOICE Marketing Brochures

### Verizon Wireless



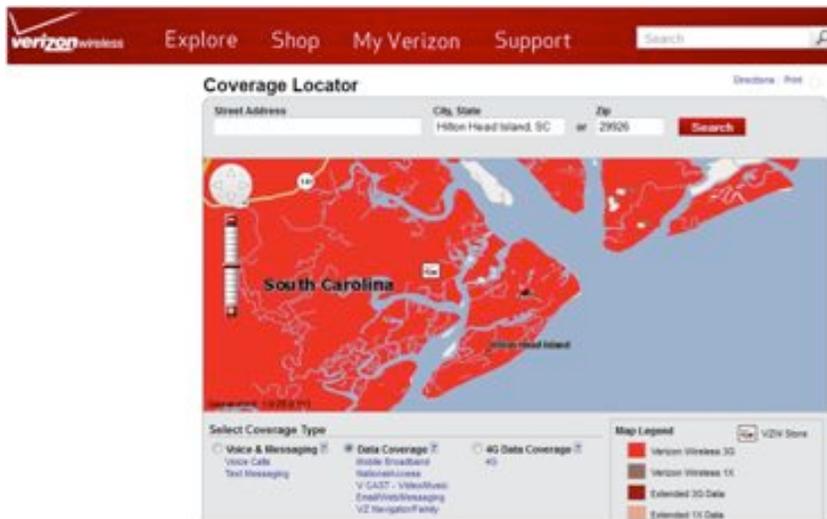
### AT&T Mobility



# Carrier Published Coverage Maps

## DATA Marketing Brochures

### Verizon Wireless



### AT&T Mobility

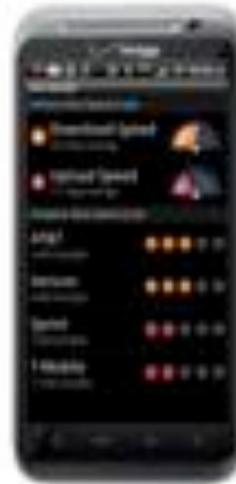




## What is RootMetrics?

An independent mobile performance measurement company.

- Provide carrier network performance to the public from an end user's perspective.
- Empower consumers to test networks that result in network changes.
- Distribute performance data and awards to top carriers.





# Root Metrics

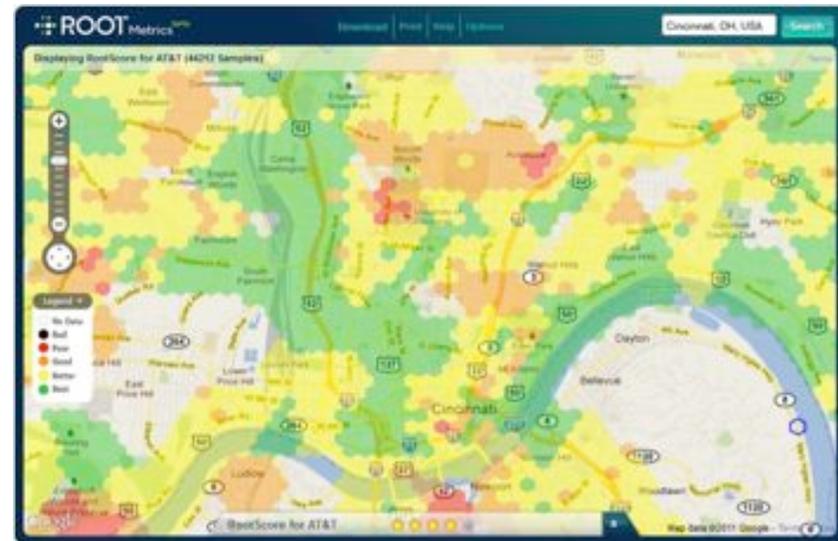
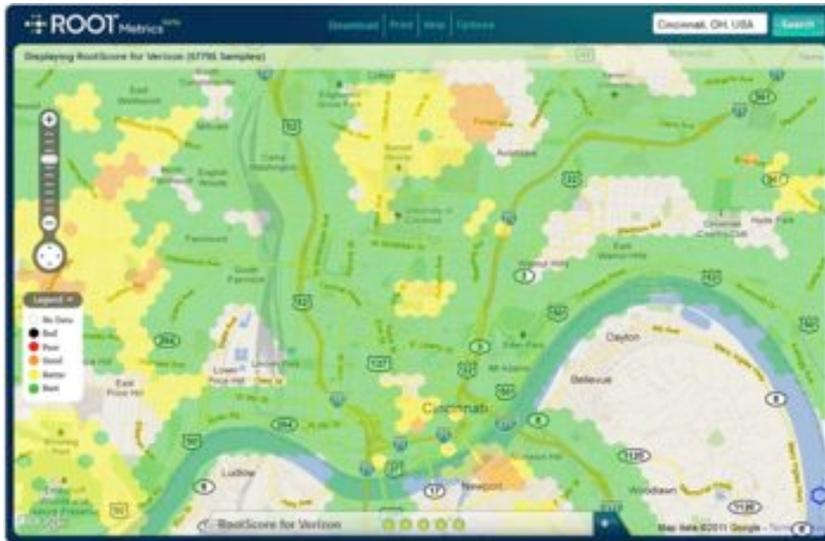
- A Seattle based company with the goal of being the premier independent and unbiased source for measurements of cellular quality of service.
- J. D. Power and Associates sit on the board of directors.
- The Wall Street Journal's (and other magazines) expert source for coverage information.
- Provides "real world" testing data versus carrier marketing maps.
- Data input is based on end-user initiated tests using personal smart phones.
- Volunteers have performed more than 20,000 tests on Hilton Head Island since April 2011.
- The Town of Hilton Head Island is the first municipality to partner with Root Metrics at NO charge (a showcase opportunity).
- For more information go to Root Metrics website at [www.rootmetrics.com](http://www.rootmetrics.com).



# Root Metrics: Carrier Root Score Cincinnati, OH – Visitor Expectations

## Verizon Wireless

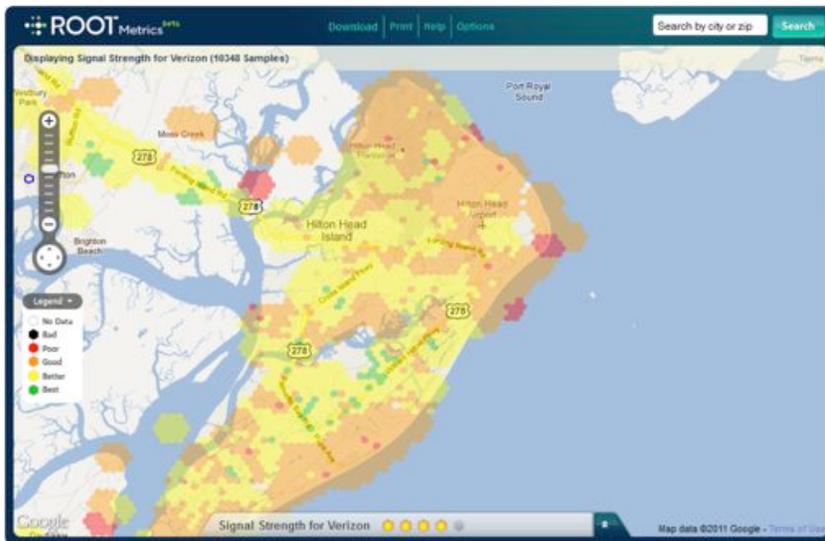
## AT&T Mobility



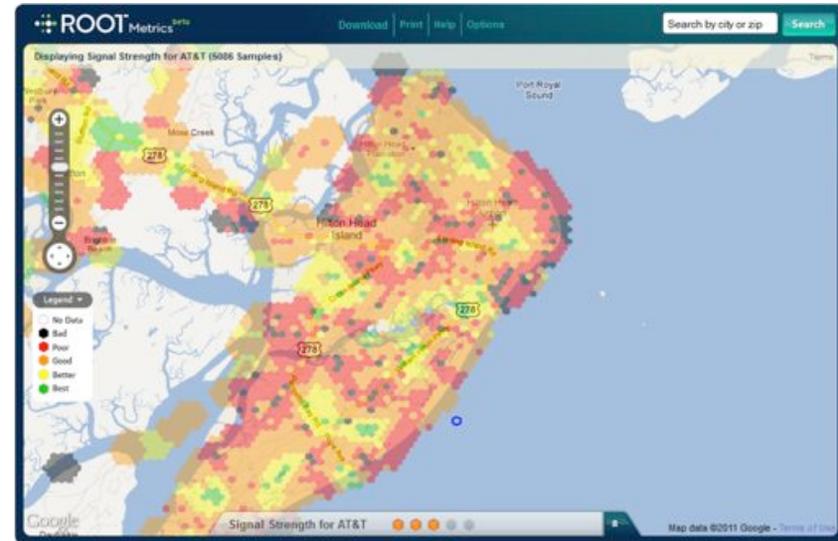


# Root Metrics: Carrier Signal Strength

## Verizon Wireless



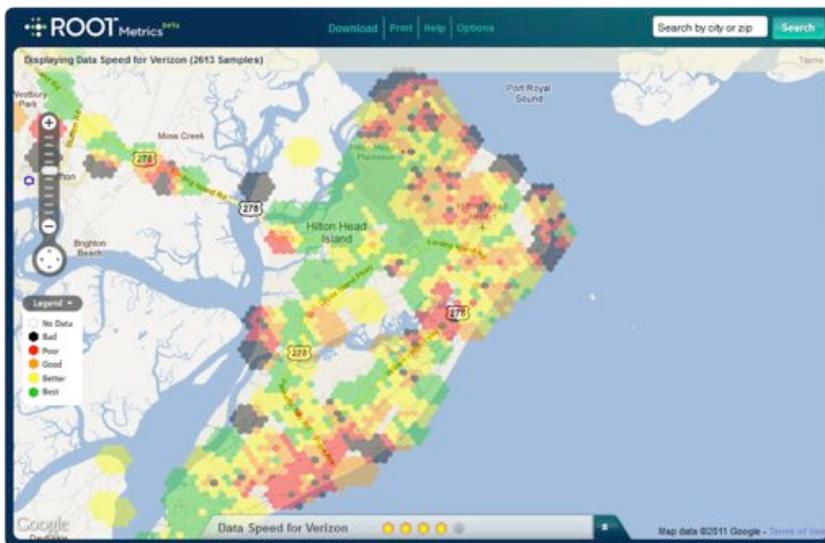
## AT&T Mobility



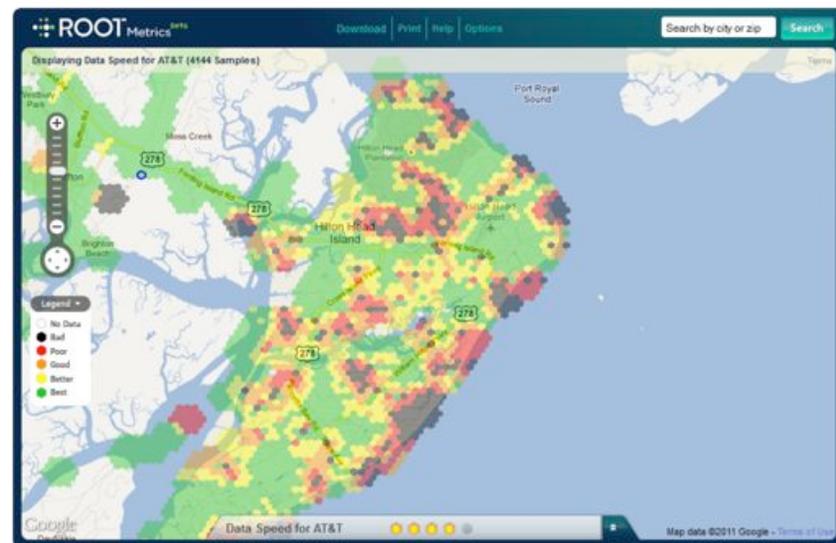


# Root Metrics: Carrier Data Strength

## Verizon Wireless



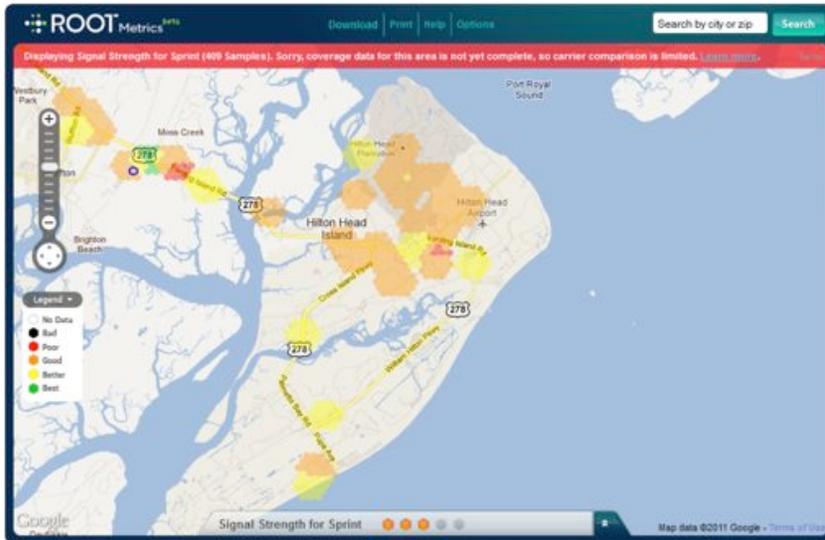
## AT&T Mobility



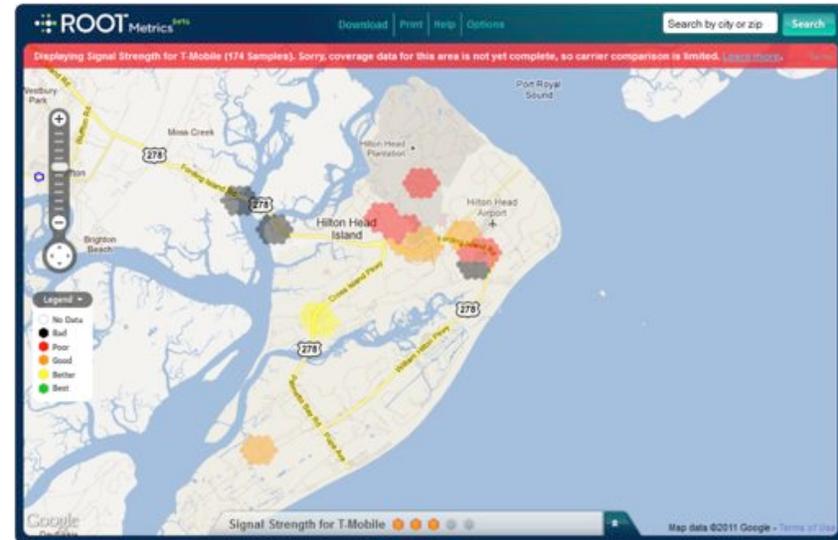


# Root Metrics: Carrier Signal Strength

## Sprint



## T-Mobile





# Root Metrics: Carrier Data Strength

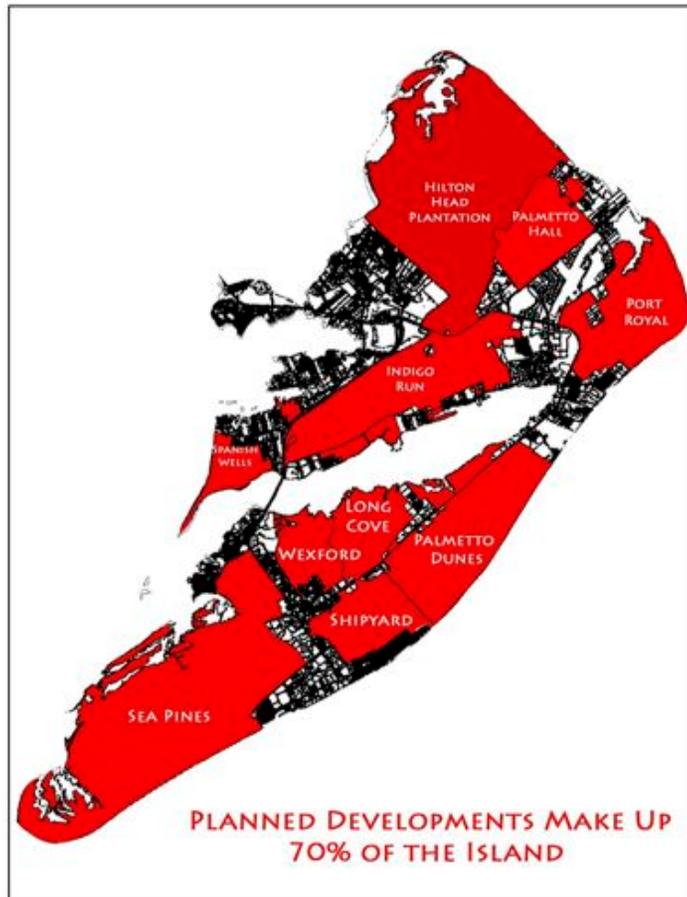
## Sprint



## T-Mobile



# Wireless Coverage Gaps



- Most of the wireless coverage issues reside within the gated communities.
- Coverage in the major traffic corridors appears to be adequate.
- Town administered areas represent only 30% of the Island.
- Planned Developments make up 70% of the Island so active involvement of the Gated Community POAs is essential to improving wireless service.
- The “not in my backyard” tower issue has to be addressed head on.



- **Biggest Lesson Learned:** The only way cell phone service will improve on Hilton Head Island is if the wireless carriers choose to spend more money to upgrade their facilities on the Island.
- **Biggest Challenge:** Greater flexibility with where cell towers can be placed on the Island and treating cell towers as essential infrastructure projects like water, sewers and power...primarily in the Gated Communities.

# Summary

- Societal trend of always being “connected” and the abandonment of traditional wire-line service makes partnering with the wireless carriers essential.
- Wireless connectivity is an essential service / infrastructure requirement similar to water and sewers.
- Wireless service is table stakes in communities like Hilton Head Island.
- Tourists, convention planners and potential residents have an expectation of wireless connectivity.
- The days of “getting away from it all” are over for executives, parents, children and local residents.
- Mobile business executives consider wireless an essential life line – no longer an optional consumer service.
- A USCB survey of second home owners identified wireless and internet service as 4<sup>th</sup> and 5<sup>th</sup> in their list of priorities, respectively, when evaluating real estate purchases.
- Real estate professionals are adamant that excellent wireless service on the Island is critical to our future success in attracting new business ventures, potential residents and remaining a world class resort destination.



# Recommendations

## **Town Council should:**

1. Regard cellular phone service as an essential community infrastructure program.
2. Expedite the authorization process for approving new cellular towers - within a 90 day timeframe.
3. Adopt a standard carrier tower rental rate, protected by a “Most Favored Nations Clause” in the contract.
4. Install Town sponsored WiFi “Hotspots” in key locations.
5. Promote merchants/businesses joining a Town-wide WiFi Alliance.
6. Initiate a focused education program targeting all residents and businesses, especially within the gated communities, through a partnership between the Town and the Telecommunications Task Force.



# Next Steps

- Collaborate with Root Metrics to collect independent, fact based data on wireless coverage gaps and share with the carriers.
- Develop a standard carrier contract for tower rental fees which includes a Most Favored Nation Clause to eliminate lengthy negotiations cycles.
- Streamline tower/carrier approval process....become the model for cooperation and teamwork in the carrier community.
- Encourage carriers to spend their investment capital on the Island by working within the parameters of their annual budget cycles.
- Assist carriers by identifying potential tower locations on the Island.
- Encourage hotels, water tower owners, etc, to work with the wireless companies.
- Promote “in building” wireless solutions to improve coverage in business and residential locations (Microcell).
- Determine the Town’s role in WiFi coverage and support “hot spot” installations within the business community (Panera Bread, McDonalds, Starbucks, etc.).
- Educate the Gated Communities on how they will play a key role in improving wireless coverage in their neighborhoods.

# The Goal



- **The Town of Hilton Head Island** becomes a **Technology Showcase** that strengthens its reputation as a world class resort destination, eco friendly environment and a great place to live and raise a family!

# OR



- **The Town of Hilton Head Island becomes a communications backwater with a declining economic base.**



**MEMORANDUM**

**TO:** Public Facilities Committee

**FROM:** Scott Liggett, PE, Director of Public Projects & Facilities/Chief Engineer

**DATE:** October 27, 2011

**RE:** Aurora Loan Services, LLC – request for easement

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**Recommendation:**

The Public Facilities Committee endorse the easement request as made by Aurora Loan Services and recommend to Town Council that the easement be granted.

**Summary:**

The Town has received a request from the Aurora Loan Services, LLC, for an easement over the existing roadway known as “Adrianna Lane”, to provide access from US 278 to property owned by Aurora Loan Services, LLC, that lies on the marshes of Jarvis Creek, adjacent to the “Old Schoolhouse” tract.

Prior to 2006, the 2 separate parcels that comprise the “Old Schoolhouse” tract were separately owned by the town and by Beaufort County. In 2006, the Town and County executed A series of deeds whereby the Town and the County conveyed to the other an ownership interest in each other’s parcels. The effect of this transaction was that the entire 6.9 acre site is now owned jointly by Beaufort County and by the town. A similar request regarding this easement has been submitted to Beaufort County, and Beaufort County is currently in the process of sending this easement through its committee system, and on to Beaufort County Council.

**Background:**

The Aurora Loan Services, LLC, property does not have access to any public road. The roadway known as “Adrianna Lane” is not a public right-of-way, but rather is a dirt road that runs from an existing curb cut on U. S. Highway 278 over the “Old Schoolhouse” tract back to the properties that lies adjacent to the “Old Schoolhouse ” tract. Access to the Aurora Loan Services, LLC, property as, historically, been over “Adrianna Lane”.

The reason that Aurora Loan Services, LLC, seeks a formal easement, is that it wishes to sell the property, and cannot do so unless the right of access is formalized. Attached, you will find a proposed easement, which grants to the owner of the “Aurora Loan Services, LLC, property, and easement for ingress and egress to and from U. S. Highway 278. The proposed easement states that it is a “temporary” easement, meaning that in the event that a public road is ever built and opened for use that fronts on the Aurora loan services property, then this easement will terminate. There is no time frame stated for this in the easement, and the easement will remain in place unless and until such a public road is opened. The proposed easement is also relocatable at the option of the town and County, should its plans for the use of the “Old Schoolhouse” tract ever require that the easement be moved. The only requirements are that the easement must

terminate at the boundary of the Aurora loan services property, and must provide access to U. S. Highway 278.

STATE OF SOUTH CAROLINA            )  
  )  
COUNTY OF BEAUFORT                )                   ACCESS EASEMENT

This Access Easement Agreement is made this \_\_\_\_\_ day of \_\_\_\_\_, 2011, by and between Beaufort County, South Carolina, having an address of Post Office Box 1128, Beaufort, South Carolina (hereinafter, “Beaufort County”), The Town of Hilton Head Island, South Carolina, having an address of One Town Center Court, Hilton Head Island, SC, 29928 (hereinafter, the “Town”), and Aurora Loan Services, L. L. C., having an address of 601 Fifth Avenue, Scottsbluff NE, 69361 (hereinafter, “Aurora”).

W I T N E S S E T H

WHEREAS, Beaufort County and th Town jointly own real property which is known and described as follows:

All that certain piece, parcel or lot of land situate, lying and being located in The Town of Hilton Head Island, South Carolina, containing 3.02 acres, more or less, which is more fully delineated on a pat prepared by Beaufort County Public Works Engineering Department, by Erik H. Freisleben, P.E. & P.L.S., S. C. # 4624, County Engineer/Surveyor for Beaufort County Council, dated November 13, 1991, and revised September 11, 1992, entitled “A 3.02 Acre and a 3.73 Acre subdivision of a Part of Honey Horn Plantation, Hilton Head Island, South Carolina”, said Plat being recorded in the the Office of The Register of Deeds for Beaufort County, South Carolina, in Plat Book 45 at Page 67.

AND ALSO:

All that certain piece, parcel or lot of land situate, lying and being located in The Town of Hilton Head Island, South Carolina, containing 3.73 acres, more or less, which is more fully delineated on a pat prepared by Beaufort County Public Works Engineering Department, by Erik H. Freisleben, P.E. & P.L.S., S. C. # 4624, County Engineer/Surveyor for Beaufort County Council, dated November 13, 1991, and revised September 11, 1992, entitled “A 3.02 Acre and a 3.73 Acre subdivision of a Part of Honey Horn Plantation, Hilton Head Island, South Carolina”, said Plat being recorded in the Office of The Register of Deeds for Beaufort County, South Carolina, in Plat Book 45 at Page 67 (hereinafter collectively referred to as the “Town and County Property”.)

WHEREAS, as Aurora is the owner of the below described property:

All that certain piece, parcel or lot of land situate, lying and being on Hilton head Island, South Carolina, and being more particularly described as 0.27 acres, more or less, on the marshes of Jarvis Creek. Said property is more particularly shown on that certain plat dated September 29, 1988, prepared by Jerry L. Richardson, RLS #4784, titled "A plat of A Subdivision of 0.543 acres of Sara James property located in the Fairfield/Stoney area, Hilton head Island, SC," and being recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Plat Book 36 at page 180 (hereinafter, the "Aurora Property").

WHEREAS, Aurora has requested that the Town and Beaufort County grant an Access Easement for ingress and egress to and from the Aurora property from U S Hwy. 278 over an existing unpaved roadway known as "Adrianna Lane" across the Town and County Property; and,

WHEREAS, the Town and Beaufort County has agreed to grant the requested Access Easement upon the terms and conditions set forth below.

NOW, THEREFORE, know all men by these presents, the Town of Hilton Head Island, South Carolina, and Beaufort County, South Carolina, for and in consideration of the sum of Ten (\$10.00) Dollars, the receipt and sufficiency whereof is acknowledged, have bargained, granted, and sold and by these presents do hereby bargain, grant, and sell to Aurora Loan Services, L.L.C., its successors and assigns, temporary, non-exclusive Access Easement on, over and across a portion of the Town and County Property as is described below:

All that certain parcel being Twenty (20') feet in width, centered on the existing unpaved roadway known as "Adrianna Lane", commencing at the existing curb cut on U.S. Highway 278 where "Adrianna Lane" intersects the right-of-way of U.S. Highway 278, and following the course of "Adrianna Lane", to the point where "Adrianna Lane" intersects the boundary of the Aurora Property (hereinafter, the "Easement Property"),

for the purpose of providing ingress and egress to and from the Aurora Property from U.S. Highway 278.

This Access Easement is granted by the Town and Beaufort County and accepted by Aurora subject to the following terms:

1. This Access Easement is conveyed subject to all other easements, licenses, and conveyances of record and is subject to the rights herein reserved by the Town and Beaufort County, and their successors and assigns, to utilize the Town and County Property at any time, in any manner, and for any purpose, provided, however, that such use by the Town and Beaufort County shall not be inconsistent with nor prevent the full utilization by Aurora of the rights and privileges granted herein.
2. This Access Easement is for the sole purpose of providing ingress and egress to and from the Aurora Property from U. S. Highway 278, and the rights granted hereunder are for such purpose only. Any other use of the Easement Property is a violation of the terms of this Access Easement and is prohibited.
3. The Town and Beaufort County may relocate, move or replace “Adrianna Lane” and the Easement Property to any other location on the Town and County Property as the Town and Beaufort County, in their discretion, may deem advisable, and may close move and relocate the existing curb cut where “Adrianna Lane” intersects with U. S. Highway 278, to such other location as the Town and Beaufort County, in their discretion, may deem advisable, so long as the moved or relocated curb cut, “Adrianna Lane”, any replacement for “Adrianna Lane”, and the Easement Property provide access to and from U. S. Highway 278 across the Town and County Property to the boundary of the Aurora Property.
4. This Access Easement will terminate at such time as any public road is built and

opened for use by the general public that fronts on any boundary of the Aurora Property. At such time as any such public road is built and open for use by the general public, the then owner of the Aurora Property will execute and deliver a recordable Termination of this Access Easement, upon request by the town and/or Beaufort County, on a form to be provided by the Town and/or Beaufort County to the then owner of the Aurora Property.

In Witness whereof, the Parties hereto have caused the within Access Easement to be executed by their duly authorized officers on this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

(Signatures Begin on Following Page)

**WITNESSES:**

**THE TOWN OF HILTON HEAD  
ISLAND, SOUTH CAROLINA**

\_\_\_\_\_

By: \_\_\_\_\_

\_\_\_\_\_

Attest: \_\_\_\_\_

STATE OF SOUTH CAROLINA	)	UNIFORM ACKNOWLEDGMENT
	)	
COUNTY OF BEAUFORT	)	S. C. CODE ANN. § 30-5-30 (SUPP. 2011)

I, the undersigned Notary Public do hereby certify that the duly authorized officers of The Town of Hilton Head Island, South Carolina, personally appeared before me on this day and duly acknowledged the execution of the foregoing instrument on behalf of The Town of Hilton Head Island, South Carolina .

Sworn to and Subscribed before me  
on this \_\_\_\_\_ Day of \_\_\_\_\_, 2011.

\_\_\_\_\_  
Notary Public for South Carolina  
My Commission Expires: \_\_\_\_\_

**WITNESSES:**

**BEAUFORT COUNTY,  
SOUTH CAROLINA**

\_\_\_\_\_

By: \_\_\_\_\_

\_\_\_\_\_

Attest: \_\_\_\_\_

STATE OF SOUTH CAROLINA	)	UNIFORM ACKNOWLEDGMENT
	)	
COUNTY OF BEAUFORT	)	S. C. CODE ANN. § 30-5-30 (SUPP. 2011)

I, the undersigned Notary Public do hereby certify that the duly authorized officers of Beaufort County, South Carolina, personally appeared before me on this day and duly acknowledged the execution of the foregoing instrument on behalf of Beaufort County, South Carolina .

Sworn to and Subscribed before me  
on this \_\_\_\_\_ Day of \_\_\_\_\_, 2011.

\_\_\_\_\_  
Notary Public for South Carolina  
My Commission Expires: \_\_\_\_\_

**WITNESSES:**

**AURORA LOAN SERVICES, L. L. C.**

\_\_\_\_\_

By: \_\_\_\_\_

\_\_\_\_\_

Its: \_\_\_\_\_

STATE OF SOUTH CAROLINA )  
  )  
COUNTY OF BEAUFORT        )

UNIFORM ACKNOWLEDGMENT  
  
S. C. CODE ANN. § 30-5-30 (SUPP. 2011)

I, the undersigned Notary Public for the State of \_\_\_\_\_, do hereby certify that the duly authorized officers of Aurora Loan Services, L. L. C., personally appeared before me on this day and duly acknowledged the execution of the foregoing instrument on behalf of Aurora Loan Services, L. L. C.

Sworn to and Subscribed before me  
on this \_\_\_\_\_ Day of \_\_\_\_\_, 2011.

\_\_\_\_\_  
Notary Public for: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



## Proposed Access Easement - Adrianna Lane

