

TOWN OF HILTON HEAD ISLAND PUBLIC FACILITIES COMMITTEE

Date: October 4, 2010

Time: 2:00 P.M.

Members Present: John Safay, Drew Laughlin, Bill Harkins, *Alternate*

Members Absent: George Williams

Staff Present: Steve Riley, Scott Liggett, Jeff Buckalew, Jennifer Lyle, Anne Cyran, Jill Foster, Teri Lewis, Heather Colin, Charles Cousins, Julian Walls

Others Present: Ken Heitzke, *Councilman*, Pat Wirth, *Habitat for Humanity*, Sandy Stern, Patty Burke, Cancer Survivor's Park, Michael Marks, *Coastal Discovery Museum*, Mary Amonitti

Media Present: None

1. **Call to Order.**

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

2. **FOIA Compliance:**

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

3. **Committee Business:**

Councilman Laughlin moved to approve the Minutes of September 7, 2010. Chairman Safay seconded. The Minutes of September 7, 2010 were unanimously approved.

Councilman Laughlin moved to approve the Minutes of September 17, 2010. Chairman Safay seconded. The Minutes of September 17, 2010 were unanimously approved.

Councilman Laughlin moved to approve the proposed 2011 Public Facilities Committee Meeting Dates. Councilman Harkins seconded the Motion. The proposed 2011 Public Facilities Committee Meeting Dates were unanimously approved.

Chairman Safay presented Ms. Pat Wirth, Habitat for Humanity with the World Habitat Day Proclamation

4. **Unfinished Business:**

• Proposed Cancer Survivor's Park

Anne Cyran, Planner advised staff recommends the Public Facilities Committee endorse the concept of leasing the former Gullah Flea Market to allow the development of a Cancer Survivor's Park.

The Applicants, Sandy Stern and Patty Burke, have approached the Town about the possibility of leasing Town-owned property at the old Gullah Flea Market and an adjacent property to build a park dedicated to cancer survivors. If the lease is approved a grant will be sought from the R.A. Bloch Foundation to design and construct a Cancer Survivor's Park. The Foundation would also provide a \$100,000 grant for future infrastructure maintenance, but the Town would be expected to provide basic maintenance of the park.

Town Council granted a right of entry to the applicants to survey the property. The applicants are currently raising private funds for the survey. A conceptual design of the park will then be drawn by Landscape Architect Bill Dalton and presented to the Foundation for approval. Ms. Stern and Ms. Burke are working with Tom Peeples and the Community Foundation of the Lowcountry to establish a fund within the Community Foundation that would receive and distribute the grant funding. Mr. Peeples has committed to supervising the construction of the park.

Chairman Safay asked what the next step is. Anne Cyran advised that the Committee's recommendation would be forwarded to Town Council. The group itself is in the middle of trying to raise funds to get the property survey done. Once the property survey is done and the landscape architect completes a conceptual design of the park it will be submitted to the Foundation for approval.

After a brief discussion, Councilman Laughlin moved the Public Facilities Committee forward this to Town Council with their endorsement of the concept. Councilman Harkins seconded. The motion unanimously passed.

5. **New Business**

• Use of Town Land for Disaster Related Debris Operations

Scott Liggett, Director of Public Projects & Facilities stated over the years the Town has become successively more self sufficient and proactive in our attempts to address some of the concerns we believe might be waiting for us relative to a post disaster event. It is a foregone conclusion that the Island is at risk to be subjected to an event that very well might generate huge amounts of debris for us to deal with. The most obvious example is a post tropical storm, post hurricane event. Clearly there are ways that we can estimate the volume of debris that we might be dealing with. Regardless of how you cut it, it will be a mess and we will have piles of garbage we will need to get rid of.

As you are familiar, the Town has amassed quite a property inventory over the years. There are 137 parcels located at various points on the Island. All of them are not created equally as to how we may be able to best use those in a post disaster type event. Clearly there are some front runners and some properties that really serve no practical purpose in this mission. The net of this is we have about five different specific uses that we would like to offer on a variety of town owned properties that potentially encumber 12 out of the 137 parcels that we own. We are prepared to run through parcel by parcel the proposal prepared by staff and try to detail for you what might go on in conceptual terms at these parcels and hopefully walk you through in concept how we see these properties being put to use.

I am sure there will be a high degree of attention regarding the proposed use of the Honey Horn property. This has been done in a manner that is consistent with the over arching agreement that we have with the Museum to operate on that site. I realize that we have some misgivings about the continued use of that area, but until we find an alternate site we might struggle a bit to shy away from Honey Horn. It is a strategically advantageous property.

Jennifer Lyle, Assistant Town Engineer stated the properties they have previously identified and are recommending for debris management sites are Honey Horn and Chaplin Park. The areas we are also looking at for citizen collection centers where citizens can bring debris to are Coligny Beach Parking Lot, Crossings Park, Barker Field and the Old Gullah Flea Market. We have identified Jenkins Island for a truck certification site and the Old Concrete Plant site on Leg O Mutton Drive, the site behind Coligny Beach parking lot, the Old School House site off of 278 and Chaplin Park satellite parking for equipment staging sites.

We used two of FEMA's methods for calculating the debris volume – FEMA's Hazus -MH Software which is a GIS based program and U.S. Army Corp of Engineers Debris Estimating Model which basically takes into account the coverage of the location, number of households and wind factors. The debris estimates for a Category I would be 271,345 cubic yards, Category 2, 731,402 cubic yards, Category 3, 2,057,979 cubic yards, Category 4, 3,957,652 cubic yards and Category 5, 6,321,635 cubic yards.

Ms. Lyle reviewed what each site would be used for, as follows:

Debris Management Sites (DMS)

This site would be where we would take all the debris and trash to one location, segregate it and process it to get it to a manageable level and take it off the Island to a landfill or final disposal site. Some of the assumptions we have made for the Debris Management Sites would be the debris would be piled at a 12 foot maximum, that Honey Horn DMS would operate 24 hours a day during peak operations to expedite the debris reduction operations and that Chaplin Park DMS is assumed to operate 16 hours a day due to avoid disturbing the neighboring communities at night. Pictures have been taken of the DMS locations and pictures will be taken immediately after the storm. The Contractor is responsible for restoring the sites after all activities are completed as best as possible to the pre-event conditions.

The other Debris Management Sites that we have designated are collection centers. There are two ways that we can collect debris – either from the road right away where the citizens would actually bring the trash and everything from their land onto the road right of way or they could take it to a collection site. One of the sites we have located in the South end is the Coligny Beach Parking Lot mid-Island we looked at Crossings Park. Shelter Cove Park is another site, along with Barker Field and the Old Gullah Flea Market.

We just need one location for the Truck Certification Site and an ideal location for this would be near the entrance to the Island. Any truck coming onto the Island after a storm that would pick up debris would need to be certified by our monitors. This is to make sure we would be eligible for FEMA reimbursement. They would

come in, determine the size of the truck and be certified to be able to do operations. When we looked around with our debris contractor we thought Jenkins Island would be the most suitable tract for this

The other sites we had designated are Equipment Staging Sites. These are sites for the debris haulers and monitors to locate equipment for debris operations. We have designated the Old Concrete Plant on Leg O Mutton, the site behind the Coligny Beach Parking Lot, the Old Schoolhouse site on U.S. 278 and the Satellite Parking Lot for Chaplin Park.

Jennifer Lyle advised that staff recommends the Public Facilities Committee concur with the use of Town owned property (as endorsed by the Disaster Recovery Commission) for the collection, reduction, storage and management of disaster related debris. Recommendation of these sites are for planning purposes only. It is difficult to predict the exact needs for land use post a disaster; however, these sites are designated to expedite the debris removal process on the Island. Upon concurrence of the Public Facilities Committee of Town land use for debris operations, it will be presented to Town Council for approval.

Chairman Safay thanked Ms. Lyle for her presentation and asked the Committee if they had any questions.

Councilman Harkins asked if there was any potential conflict with the proposed Cancer Survivor's Park and the use of the Gullah Flea Market site. Ms. Lyle said once the plans were developed they would likely would change their plan and look at an alternate site for a collection site.

Councilman Harkins asked if there was any prioritization in terms of collection sites other than geographic proximity. He stated obviously we want to protect Honey Horn – would that be a first choice or a last choice? Ms. Lyle stated they looked at Honey Horn as the first location to be used and it is mainly because of the higher elevations and that it is a larger site of open area. That was the main reason for selecting Honey Horn for a Category I-III storm and using Chaplin Park as a secondary site if needed.

Chairman Safay stated there is a concern regarding Honey Horn and I would like to see some kind of philosophy adopted that it is the last resort. One of the things that we all have to be concerned with in a disaster is the post disaster period and the recovery period. Honey Horn could be harmed for perhaps years by utilizing it in this manner and I would urge that we take that into serious consideration. Chairman Safay asked why we were not looking at Jenkins Island to be used as a debris management site. Ms. Lyle advised that one major reason for them not looking at utilizing Jenkins Island is the power line easement we have there. We are not sure exactly what damage would be caused to those power lines. The other reason we didn't look at Jenkins Island as a debris management site was mainly because it is not already cleared. We felt it wasn't necessary to really clear any land. At this time we just wanted to look at a location that was already pre-cleared. Chairman Safay wondered if we should actually take that into consideration and if it is necessary to clear an area there for that purpose in the future I would rather take that chance – clear an area and preserve Honey Horn.

Chairman Safay asked why there was nothing noted in Sea Pines in the event a storm hit that end of the Island. Scott Liggett advised that the only property the Town owns internal to Sea Pines is Fire Station #2 site.

Councilman Laughlin asked what we have done in terms of communicating with private communities, e.g., Sea Pines about what could be made available on private property in the event we found ourselves in this position. Scott Liggett stated that FEMA guidance as it relates to the public reliance on private property shies away from it. They suggest less reliance on the use of private property for debris reduction, particularly in our case where we have public properties available.

Chairman Safay asked Scott Liggett if it would be within the realm of feasibility to do a study and revisit clearing enough property on Jenkins Island to preclude the use of Honey Horn. Mr. Liggett said it certainly can be done and in fact the first thing that needs to be done is to provide Council with a copy of the previous staff work that shows the properties that we examined in that exercise. In all of the upfront work, we had undertaken an inventory of candidate parcels the Town owned with our Contractors for the potential location of these debris management sites. Acreage is an issue – we needed properties of pretty significant size, elevation was important, proximity to the roadway network. Jenkins Island was specifically looked at in deference to Honey Horn which clearly is a more preferable spot from the debris management standpoint.

Ms. Mary Amonitti stated she would like to see better communication between the gated communities and the Town with regard to where the debris will be staged, who is going to be paying for it, etc.

Mr. Michael Marks, Coastal Discovery Museum stated he was here today to ask for continued consideration of sites other than Honey Horn.

Councilman Safay stated that perhaps we should consider a Motion that would take into consideration what Mr. Marks what Mr. Marks has said and what we have also been discussing regarding Honey Horn and at least explore the feasibility of Honey Horn being a last resort and also exploring the possibility of developing another site, probably Jenkins Island that would be a debris management site. None of this would have to delay what we are trying to do, but it might at least put it in writing that the Town is going to do what it can to mitigate any potential loss of Honey Horn in the event this happened.

Councilman Harkins moved that the Public Facilities Committee recommend to Town Council that we proceed, but ask staff to engage in a prioritization that is sensitive to the conversation here regarding Honey Horn. Councilman Laughlin seconded. The motion unanimously passed.

- Proposed Donation of Land to Habitat for Humanity

Mr. Steve Riley, Town Manager advised that staff recommends the Town donate 14.08 acres of land off Marshland Road known as the Patterson Estate parcels to the Hilton Head Habitat for Humanity in exchange for their pledge to build a road to public standards and to extend all water, sewer and telecommunication utilities to the sub-division in such a way as to benefit all land owners in the sub-division.

After a brief presentation, Chairman Safay asked Mr. Riley how many units could be built. Mr. Riley stated that 4 units per acre could be built. Chairman Safay stated this would be the first opportunity for Habitat to build on Hilton Head. Ms. Pat Wirth, President & CEO, Hilton Head Regional Habitat for Humanity advised that there are already two Habitat houses on Hilton Head Island and isn't it wonderful that we don't know that.

Councilman Laughlin questioned what would happen if Habitat decided not to move forward with the project. Mr. Riley advised they would need to build a reverter into the Contract that if they decided to abandon the land would come back to us.

Councilman Laughlin moved the Public Facilities Committee recommend that Town Council donate the land to Habitat for Humanity in exchange for their pledge to build a road to public standards and to extend all water, sewer and telecommunication utilities to the sub-division in such a way as to benefit all land owners in the sub-division. Councilman Harkins seconded. The motion unanimously passed.

6. Adjournment:

Councilman Laughlin moved to adjourn. Councilman Harkins seconded the motion. The meeting was adjourned at 3:02 p.m.

Respectfully Submitted,

Karen D. Knox
Senior Administrative Assistant