

TOWN OF HILTON HEAD ISLAND PUBLIC FACILITIES COMMITTEE

Date: July 5, 2011

Time: 2:00 P.M.

Members Present: Kim Likins, George Williams, Bill Harkins

Members Absent: None

Staff Present: Steve Riley, Charles Cousins, Scott Liggett, Jeff Buckalew, Darrin Shoemaker, Jennifer Lyle, Jill Foster

Others Present: Bill Ferguson, Ken Heitzke, *Councilmen*,
Patricia Wirth, President/CEO, Lynn Nordenberg, Family Services
Coordinator, *Hilton Head Regional Habitat for Humanity*

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:

1. Approval of Minutes:

Councilman Williams moved to approve the Minutes of May 3, 2011. Councilman Harkins seconded. The Minutes of May 3, 2011 were unanimously approved.

4. Unfinished Business: None

5. New Business

• Proposed Land Swap with Henry Driessen

Charles Cousins, Director of Community Development advised staff is recommending approval of a land swap with Henry Driessen involving property in the Patterson Estate off Marshland Road. This land swap, in which the Town would convey 3.64 acres in exchange for 3.15 acres will consolidate land holdings for both parties and will further the previously announced conveyance of land in this area to Habitat for Humanity.

Approval of this land swap will address two issues that have arisen related to the previously approved conveyance of land to Habitat for Humanity. It will aggregate several parcels, creating an enhanced opportunity for future Phase II of home construction. It will also facilitate fund raising and grant application efforts by Habitat by allowing the road and utilities to be installed in phases; without negatively impacting any of the other property owners in the Patterson Estate subdivision.

After a brief discussion, Chairman Likins asked for public comment. Ms. Pat Wirth, President/CEO of Hilton Head Regional Habitat for Humanity thanked the Committee for their consideration and advised the plan is to build 19 homes. Ms. Lynn Nordenberg, Family Services Coordinator for Hilton Head Regional Habitat for Humanity stated that on behalf of their home buyers we appreciate the possibility of this land swap which would enable us to build these 19 homes. The vast majority of our homebuyers are already members of the Hilton Head Island community. We have 17 homebuyer families on our list waiting for a home – 14 of them work on Hilton Head Island and of those, 8 also live on Hilton Head Island. The ones who work on Hilton Head Island and don't live here would sure like to. Of the 8 families that do live here they don't live in adequate and affordable housing. They are very excited about their own affordable home on this Island. Ms. Nordenberg thanked the Committee for their efforts and your support and generosity.

Many other citizens spoke in support of the land swap.

Chairman Likins stated that on her behalf that she has been excited and thrilled about this project from the moment I heard about it. I couldn't agree with everyone more that we have done a lot of talk about providing affordable housing but we haven't really come up with a great solution. We are so excited to be able to have the chance to partner with an organization that has been extremely successful at doing something that we would like to see happen in our community.

Councilman Williams stated that Mr. Driessen deserves a very good welcome from the community because he has worked very diligently with the Town to make this happen and stated without his cooperation, we wouldn't be here today.

Councilman Williams moved the Public Facility Committee recommend to Town Council they approve the proposed land swap with Henry Driessen. Councilman Harkins seconded and stated we as a community should all be very proud of a decision like this. I think certainly moving in this direction speaks to people looking at Hilton Head Island as it tells a lot about who we are and what we are as a community. The family structure benefits tremendously from this as well. Councilman Williams advised this item was on a fast track and would be taken up with Town Council tonight for first reading and hopefully approval. The motion was unanimously approved. Councilman Williams moved the Public Facilities Committee recommend to Town Council they consider our recommendation tonight at the Town Council meeting. Councilman Harkins seconded. The motion unanimously passed.

• **Arrow Road/Dunnagan's Alley Right-of-Way Conveyance**

Jeff Buckalew, Town Engineer stated he was before the Committee today on behalf of staff to recommend this Committee endorse and recommend to Town Council the transaction on rights-of-way the Town has acquired to the SCDOT on two CIP projects.

The first right-of-way conveyance is the Arrow Road/Dunnagan's Alley roundabout. This is a project in which we require the permission of SCDOT to

construct the project. Part of that is an encroachment permit which they issue and before they will issue the encroachment permit they want to verify that we have acquired all of the rights-of-way necessary to construct and maintain that project and that it be transferred to SCDOT. The parcels are a little under 1/5 of an acre that we had to acquire rights of way on and the Town Attorney's office has negotiated and acquired all of those rights of way. The SCDOT is happy that there is sufficient rights of way that they can maintain the project in the future and they are just waiting on us. This one if more timely. In the past they haven't required that we transfer this before they will issue a permit. This is something new where they have said that before we issue the permit for construction we want to verify that the rights of way have been acquired. It has to go before this Committee and then there will be an Ordinance and two readings before Town Council before the land may be transferred. Then the Attorneys will transfer it to SCDOT and we can begin construction on the project which we wish to do in September.

Councilman Williams moved the Public Facilities Committee recommend to Town Council they endorse the Arrow Road/Dunnagan's Alley right-of-way conveyance between the Town and SCDOT. Councilman Harkins seconded. The motion unanimously passed.

Councilman Williams moved that this item be placed on this evening's Town Council agenda. Councilman Harkins seconded. The motion unanimously passed.

• **Squire Pope Right-of-Way Conveyance**

Jeff Buckalew stated this conveyance is very similar except this project has already been constructed. It is a little over 1/2 acre total of the rights-of-way we have acquired for that project.

Councilman Williams stated he had a concern with the area we are proposing to give to the SCDOT regarding the maintenance of that particular spot vs. maintenance of what we are keeping around the sign. I am wondering why if we are going to keep that why we don't keep the whole thing. SCDOT is not friendly with maintaining right of ways.

Darrin Shoemaker, Traffic and Transportation Engineer advised the Committee he doesn't know whether the answer to your question is we can't. There is a small triangular area just to the North along Squire Pope Road of the area we are proposing transferring to SCDOT. It was our intention all along to dedicate any acquisitions necessary to construct this project that were associated with either the Squire Pope Road rights of way or the William Hilton Parkway rights of way back to SCDOT basically to relieve the Town of that maintenance responsibility. Councilman Williams asked whether there is anything with our agreement with SCDOT that requires us to give that particular parcel to SCDOT. Mr. Shoemaker answered no.

Councilman Williams moved the Public Facilities Committee recommend to Town Council we accept the staff report except for the portion on the northwest corner of Squire Pope and the Town remain in possession of it as owners and for

maintenance purposes. Councilman Harkins seconded. The motion unanimously passed.

• **Debris Removal Agreements between Town and Beaufort County and SCDOT**

Jennifer Lyle, Assistant Town Engineer advised staff recommends the Public Facilities Committee endorse the execution of a Memorandum of Agreement with Beaufort County and the South Carolina Department of Transportation (SCDOT) for disaster related debris removed from their respective road rights of way on Hilton Head Island.

Right now we do not have an agreement with either the County or SCDOT but we do have a Contractor in place to come through and push the debris out and clear the debris on public roadways. It is the Town's policy right now to clear on private roadways as well. We feel it would be beneficial to sign the agreements because our Contractors will be located either on the Island for a Cat 1-3 or just off of the Island to be able to expedite the push and pick-up of debris.

After a brief discussion, Councilman Williams moved the Public Facilities Committee recommend Town Council endorse the execution of Memorandum of Agreement with Beaufort County and the South Carolina Department of Transportation for disaster related debris removal from their respective road rights of way on Hilton Head Island. Councilman Harkins seconded. The motion passed unanimously.

6. Adjournment:

Councilman Williams moved to adjourn. Councilman Harkins seconded the motion. The meeting was adjourned at 2:47 p.m.

Approved: August 2, 2011

Respectfully Submitted,

Karen D. Knox
Senior Administrative Assistant