

TOWN OF HILTON HEAD ISLAND PUBLIC FACILITIES COMMITTEE

Date: May 6, 2014

Time: 2:00 P.M.

Members Present: Kim Likins, John McCann, Marc Grant

Members Absent: None

Staff Present: Steve Riley, Scott Liggett, Charles Cousins, Jeff Buckalew, Julian Walls, Galen Knighten, Darrin Shoemaker

Others Present: George Williams, Bill Harkins *Councilmen*, Richard Jackson, *President*, *Middleton Place POA*

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:

Approval of Minutes: Councilman Grant moved to approve the Minutes of March 26, 2014. Councilman McCann seconded. The Minutes of March 26, 2014 were unanimously approved.

4. Unfinished Business: None

5. New Business

• **Easement Request – South Island Public Service District Requests the Town Grant a Permanent Sewer Easement over the Town Hall Parcel**

Jeff Buckalew, Town Engineer stated staff recommends the Public Facilities Committee endorse a recommendation to Town Council that the Town grant the South Island Public Service District (SIPSD) a permanent sanitary sewer easement over and across the Town Hall property.

SIPSD requests the Town grant this easement to facilitate the construction and maintenance of a proposed sanitary sewer line to better serve the Long Cove Club residential development. The proposed line will be a 6” diameter force main that will be installed via directional drilling in accordance with the plans prepared by URS and dated February, 2014. The only land disturbance on the Town Hall property during construction will be a bore pit behind the parking spaces abutting Long Cove, almost directly under the power lines, near the dumpster enclosure. No paved areas on Town property will be cut or impacted. The permanent easement is only 5’ wide and will run along the planting strip dividing the parking bays. Construction is estimated to take one

week and parking will need to be restricted from a few spaces adjacent to the bore pit (estimated to be 5 spaces.) The bore pit area will be restored upon completion of work. To allow the SIPSD to expedite construction at their risk, a temporary Right of Entry will be presented to Town Council as a separate item.

Councilman Grant moved the Public Facilities Committee recommend to Town Council they grant the South Island Public Service District a permanent sanitary sewer easement over and across the Town Hall property. Councilman McCann seconded. The motion passed unanimously.

- **Public Dedication of Private Road Rights of Way – East and West Morgan Courts**
Jeff Buckalew stated staff recommends the Public Facilities Committee endorse to Town Council the Town's acceptance of the public dedication of the East and West Morgan Court private road rights of way and associated drainage easements based on the condition that adequate funding be provided in the 2015 fiscal year budget to address the maintenance requirements of these roads. If accepted, the Town's maintenance responsibilities would then begin in July of 2014.

In January, 2014, Town Council adopted a policy for the public dedication of private road rights of way. The Middleton Place Property Owners Association owns East and West Morgan Courts and has applied to dedicate these roads to the Town. These roads were constructed in 2001 and are in good condition. Immediate costs of \$2,000 will be required for street signs, stop signs, and pavement markings. An annual recurring cost of approximately \$6,000 should be expected for routine landscape and pavement maintenance. Capital improvements will be required within the next five to ten years. Milling and resurfacing of the asphalt pavement is assumed to have an estimated future cost of \$80,000. There will also be added cost and responsibility of maintaining the storm water infrastructure within the right of way and drainage easements. Staff had submitted the proposed FY15 budgets before this application was made and these costs were estimated and thus they will have to be added to the final budget if the roads are accepted and to be maintained in the next fiscal year.

Councilman McCann asked what would happen if they decide not to do this. Mr. Buckalew stated that the POA would continue maintaining the roads as they have done since they were built.

Councilman Grant questioned whether in terms of blowing and landscaping whether that was something we do standard for all areas we take over in terms of County or Town roads and if so, what are some examples. Scott Liggett stated they certainly provide landscape and litter control throughout the Town on DOT roads, the main corridor, secondary streets. As relates to any standard that we may set regarding any future roads that come on line, realize this is the first opportunity that we have had to examine the limits to what degree we want to entertain the notion of expanding our system and if we do elect to expand our system what is the level of service we propose to provide. The model that we tried to present recognized that there was a degree of landscape and litter control that goes on now on our roads that we currently own and DOT roads. Informally, we set that as a standard. I am not sure I feel comfortable in

committing that anything we might consider here is forever and what we would always do in every single instance regarding future requests that might come to us.

Steve Riley, Town Manager, addressed the Committee and stated he was not very excited about this at all. I thought we were developing a policy to deal with something like Main Street where there are thru traffic and people are using it to access schools, hospitals, etc. The only subdivision we have ever taken is a Wild Horse Court Subdivision which was a Tom Barnwell project using Federal Funds where they required public ownership of the roads and in that case we set up a Municipal Improvement District so that we would administer it, we would patch the pot holes but we would bill back the residents for those costs. I don't know why we would want to take these small divisions that were laid out by a developer and suddenly relieve those homeowners of responsibility that everyone in the major PUD's already has. I regret that I haven't paid attention to this policy and where it has gone but I am very troubled by where we would be sending ourselves cost wise where we would be creating a set of a few homes whose roads are maintained by all of the rest of us and they are completely off the hook.

Mr. Richard Jackson, President of the Middleton Place POA addressed the committee and summarized the process they have gone through in attempting to have the County take their roads dating back to 2004 and now the Town.

Councilman McCann motioned the Committee postpone a decision on this recommendation until the full Town Council can readdress the policy as pertains to the acceptance of private road rights of way. There seems to be some issues here we need to re-discuss again. A lot of it is costs and when we open the door do we take in more than we can handle. I would rather the full Town Council decide this as quickly as possible rather than us make a decision today.

Councilman Grant agreed with Councilman McCann and stated we need to be consistent in a lot of things we do. My concern is if we begin to take on new subdivisions that come into the town are we going to be taking on the highway and if so, is that the direction the Town should go in. One of the reasons why I want to take a second eye at this is in terms of the budget for 2015. We will need to say no to a lot of things this year and we have to be more fiscally responsible with the taxpayers' money. I believe this is something we need to seriously look at and discuss and make a decision. I recommend that we table this and have a full discussion with Town Council and come up with a consistent plan and vision for how we want to handle subdivision roads.

Chairman Likins stated she agreed with her fellow Council members. Clearly it was my recollection that we were talking about this as Steve mentioned when we were looking at roads that were used more by the general public that the county had refused to take over. When we start looking at individual roads that are more in private areas and the public at large is not using we really have to make sure we want to go down this road because we know that we have many roads already that the County is not going to take from us and if we take ownership of these we might as well expect to keep them for a long time. I agree we need to go back to full TC and re-discuss our policies.

Councilman Grant seconded Mr. McCann's motion. The motion passed unanimously.

6. Adjournment:

Councilman Grant moved to adjourn. Councilman McCann seconded the motion. The meeting was adjourned at 2:30 p.m.

Respectfully Submitted,

Karen D. Knox
Senior Administrative Assistant