

BLUFFTON TOWN COUNCIL QUARTERLY WORKSHOP MINUTES
APRIL 21, 2015

Mayor Sulka called the meeting to order at 6:00 p.m. Council members present were Mayor Pro Tempore Huffman, Hamilton, and Toomer. Lavery was out of town but was available by audio phone conference for a portion of the meeting.

Town Manager/Executive Director of the Bluffton Public Development Corporation Orlando, Deputy Town Manager Hodge, Director of Growth Management Leininger, and Director of Public Works/Engineering Jones were also in attendance.

Public Comments:

Doug Hancock, 38 Boundary Street, stated that Dubois Park is the greatest. He discussed his noise concerns on the town's blowers being too loud early in the morning; middle of the night noise such as car boom boxes and speeding cars. He suggested reducing the speed limits on Boundary. He also stated that Dubois Park needs some type of fencing for the safety of children.

Mayor Sulka informed him that the reduction of the speed limit on Boundary has been relayed to our House of Representatives.

Garvin House Update:

Shaw Leininger, Growth Management, stated Town Staff requests Town Council review and provide direction on the Garvin House Structural Assessment and Preservation Plan. John Hutchinson, Project Manager, Engineering, and Erin Schumacher, Senior Planner, Growth Management, gave an overview.

The Garvin House was placed on high priority on the 2013/2014 Strategic Plan. This has been a 10+ year preservation effort with so far \$170,000 invested thru grants and public funding. As a result of direction provided by Town Council in the 2013 Strategic Plan, Town Staff has been working towards the development of a strategy for the Preservation of the Garvin House. In that regard, we have contracted MEADORS, Inc. to prepare a Structural Assessment and Preservation Plan and the associated construction documents. This assessment and preservation plan provides a treatment strategy for rehabilitating the building based on the remaining components and assess the structural deficiencies of the building. The plan further provides a phased approach to rehabilitation, breaking the work down into 4 phases based on priority: Immediate, Primary (3-6 months), Short Term (1-2 years), and Long Term (3-5 years). From the strategy, bid-ready construction document were produced that encapsulate all four phases of work.

The plans provide a framework for the rehabilitation of the structure that is independent of the final reuse strategy. This will result in a building that is adaptable to a number of different uses as determined through future discussion.

(Continued)

Garvin House Update – Continued:

Endorsement of the Garvin House Preservation Plan and approval of the construction documents for rehabilitation will help guide Town Staff in moving the preservation of the Garvin House forward. This will allow the retention of the building's history and remaining fabric to be permanently stabilized allowing additional time to secure project partners and future funding resources.

The phases of the Plan are as follows:

1. Permanent stabilization of the structure, which will include a new foundation, floor supports and repair of termite damage;
2. New roof;
3. Exterior Shell and reconstruction of front porch and rear addition; and
4. Interior improvements, such as electricity and air conditioning.

The total cost of the project is \$570,000.

Upon review by Town Council, Town Staff will incorporate the direction provided and present the final documents for Town Council approval. Below is a proposed adoption schedule:

1. Present a resolution adopting the Garvin House Preservation Plan and Construction Documents for Rehabilitation for Town Council approval – May 2015;
2. Request allocation of \$50,0000 in CIP funding in the FY2016 budget to fully fund the complete permanent stabilization of the structure – June 2015;
3. Release Bids and proceed with Phase 1 and 2 of the rehabilitation – July 2015;
4. Solicit community partners and funding resources for the future phases of work through April 2016; and
5. Present to Town Council a strategy for completion of the remaining phases of work – May 2016.

Council was in consensus of the proposed plan and would like to see project completed in less than five (5) years. Staff will present a resolution adopting the Garvin House Preservation Plan and Structural Assessment on the May 12, 2015 Town Council Meeting.

May River Road Streetscape Update:

Kim Jones, Director of Engineering, stated Town Staff requests Town Council review and provide direction on the Concept Plan for the May River Streetscape – Final Phase project.

As a result of direction provided by Town Council during the November 10, 2014 Workshop, the following items have been addressed:

1. Create an overall Concept Plan including urban cross-sections;
2. Save large trees and eliminate parking if needed;
3. Add bump-out pedestrian crossings;
4. 10' parking widths & 11' travel lanes;
5. Underground utilities where feasible;
6. Remove the sidewalk in front of Parker's;
7. Include irrigation and wells for landscaping;
8. Convert steep ditches to shallow swales;
9. Provide vegetative screening (landscape) and/or fence properties for screening;
10. Include a 4-way stop at Pin Oak and May River Road; and
11. Include lighting, landscape, parking space, sidewalks and crosswalks in the Concept Plan.

Endorsement of the May River Streetscape – Final Phase Concept Plan will help guide Town Staff to move the May River Streetscape – Final Phase project forward. This enhances the entryway into the Old Town Historic District, facilitates pedestrian connectivity, and increases parking availability.

Upon review by Town Council, Town Staff will incorporate the direction provided to finalize the Concept Plan and move forward with the next steps of the project. Below is a proposed schedule:

1. Revise engineered design to reflect Concept Plan – August, 2015;
 2. SCDOT review and approval of design – September, 2015;
 3. Easement and ROW acquisition and submit for state permits – November, 2015
 4. SCDOT approval of bid package – November, 2015;
 5. Bid package released – December, 2015;
 6. SCDOT concurrence with low bidder – January, 2016;
 7. Infrastructure construction – February to December, 2016; and
 8. Lighting and landscaping construction – December to April, 2016.
- (Continued)

May River Road Streetscape Update - Continued:

Jones requested guidance on the following:

1. Extend piped drainage along the commercial area west of Whispering Pines Street (Morris Garage, Tommy's Towing & Stone Horse) to allow for additional landscaping. Extending piped drainage will improved aesthetics and increase stormwater capture/treatment. The increased cost of \$100,000 will be covered by elimination of sidewalk beyond Parker's: **Council was in consensus for additional landscaping.**
2. Landscaping screening ("living fence" or heavily landscaped) for the entryway to town. **Council was in consensus to seek the affected businesses' input and;**
3. Landscaping of median: Portions of this phase have parking against a landscaped median. The choices are hardy, low vegetation or hardscape and vegetation. **Council was in consensus to install hardscape because of the maintenance of vegetation.**

Workshop adjourned at 7:28 p.m.

Mayor

Town Clerk