

Approved Minutes
Charleston County Park & Recreation Commission (CCPRC)
Regular Commission Meeting
861 Riverland Drive, Charleston, SC, 29412
Monday, May 16, 2022

Commission Members Present: Mr. Collin Bruner, Ms. Michelle Brandt (via teleconference), Ms. Mattese Lecque, and Mr. Teddy Manos.

Commission Members Not Present: Mr. Eduardo Curry, Mr. Brad Taggart, and Ms. Lisa King.

Staff Present: Mr. David Bennett, Mr. Kevin Bowie, Mr. Phil Macchia, Ms. Christine Volousky (via teleconference), Ms. Jan Coulter (via teleconference), Ms. Patty Newshutz (via teleconference), Ms. Renee Dickinson (via teleconference), Mr. Steve Hutton (via teleconference), Mr. Tommy Hale (via teleconference), Ms. Shanté Ellis, Ms. Marcie Chiappone, Ms. Lisa Knisley-White (via teleconference), Mr. Joshua Hall (via teleconference), and Mr. Freeman Milligan (via teleconference).

Legal Counsel Present: Mr. Dwayne Green.

Guests Present: Mr. Jeremy Cook

I. Call to Order and Welcome

A. Introduction of Guests and Notification to Media

The Charleston County Park & Recreation Commission met on Monday, May 16, 2022 at the CCPRC Headquarters, Charleston, SC and virtually via www.charlestoncountyparks.com. Mr. Bruner, Commission Chair, called the meeting to order and welcomed those in attendance. Mr. Bruner informed those present that notification of the meeting was sent to the local news media and others requesting notification.

II. Public Comments and Presentations

A. None

III. Approval of Minutes

A. (ACTION) Approval of April 18, 2022 Regular Commission Meeting Minutes

Motion to approve the minutes of the April 18, 2022 Regular Commission Meeting was made by Ms. Lecque seconded by Mr. Manos, and approved by the Commission. (#060-2122)

IV. Old Business

A. None

V. New Business

A. Planning and Development (P&D) Update

Mr. Bowie reviewed the following:

a. Folly Beach Pier Update

Mr. Bowie gave an overview of the progress on the gazebo structure. He stated the pilings are in their final stages and construction is starting to head back toward the shop/restaurant.

b. Wiltown Community Recreation

A preliminary application permitting meeting was held with Charleston County. Next, staff will start finalizing the construction documents and specs to prepare the upcoming bid. Mr. Bennett recommended visiting the site now to get a snap shot of the current location as he noted the plans for the site are a sight to see and long overdue.

c. Folly River Paddlesport Launch

After the Commission approved the project, the request for proposals came in higher than originally anticipated. Since then, the City of Folly Beach will approve another \$50,000 for the project. Mr. Bowie noted that CCPRC is thankful for the close relationship with and support from the City of Folly Beach.

d. PARFA

Mr. Bowie reviewed the community conversations schedule as follows:

- Tuesday, May 17, 6-7:30 pm – St. James-Santee Elementary School, McClellanville
- Wednesday, May 18, 6-7:30pm – Lucy Beckham High School, Mount Pleasant
- Thursday, May 19, 6-7:30pm – Haut Gap Middle School, Johns Island
- Monday, May 23, 6-7:30pm, North Charleston High School, North Charleston
- Tuesday, May 24, 6-7:30pm, Military Magnet Academy, North Charleston
- Wednesday, May 25, 6-7:30pm, Baptist Hill Middle/High School, Hollywood
- Thursday, May 26, 6-7:30pm, Burke High School, Charleston

These sessions will be led by a sub-consultant to engage and inspire patrons who potentially get left behind when public hearings are held.

e. Shem Creek Boat Landing

Mr. Bowie noted that in the past boaters have used Moultrie Shopping Center as an overflow parking lot. The shopping center recently changed owners. The new owners contacted the Town of Mount Pleasant and do not want their parking lot utilized for overflow parking for the boat landing or other events. Mr. Bowie shared a map of the current boat landing and noted that there are 27 parking spaces including one ADA parking space. There's property owned by Mount Pleasant Waterworks near the boat landing and another two lots adjacent to the current parking area that are available to be purchased for parking. The two lots adjacent to the current parking area (.54 acres) have significant oak trees (all but a few can be worked around) and a single family dwelling. He showcased two

different parking configurations. The configurations could potentially double the current number of spaces to 42-48 trailer spaces. Mr. Bowie asked for Commission direction/approval to continue with the due diligence progress. The Commission discussed the current boat landing options nearby. Mr. Bruner asked what happens with those that can't park on Folly. Mr. Bennett confirmed they have to be turned away. Both of the properties have exchanged ownership within the last year or two and were approximately \$900,000. Mr. Bowie noted that the current property owner of the two lots can not pursue their original intentions for the property and would like to get out of the investment by selling to us or will put the property back on the market. Mr. Manos asked if it will be a \$3M investment. Mr. Bowie confirmed that it will only be permitted to be a gravel lot so it'll be less expensive (demo, tree removal, and gravel placement). Mr. Bruner noted that there was a recent news article with concerned neighbors that wouldn't want additional spaces. Mr. Manos asked for the next closest landing to potentially add parking there. Mr. Macchia confirmed that it is Paradise Landing, but is shallow. Mr. Manos noted that the Shem Creek Landing is chaotic on the weekends. Mr. Bennett noted that staff sit on both sides of the issue and need more details to make a full recommendation. The Commission agreed to allow the staff to pursue the due diligence process and to bring quotes back as well.

f. Sea Island Small Farmers Cooperative

Mr. Bowie noted that there's a 19-acre property located on Wallace Creek near CCIC that is available with water access. The property is listed on the National Register of Historic Places due to the 1739 Stono Rebellion. The property currently contains the remnants of the store where the Stono Rebellion started. In 1971, African-American farmers from five sea islands pooled their resources to form the Cooperative. The property was offered for sale in October 2021. A partnership between the Lowcountry Land Trust and Lacuna was developed to "fulfill [the Cooperative's] preferred vision for the land". Lowcountry Land Trust applied for Charleston County Greenbelt Funds that confirmed \$1,625,000 of the \$1,836,500 purchase price. The balance not funded by the County has been paid by the Lowcountry Land Trust and Lacuna. Lacuna is the current owner of the property. Mr. Bennett was asked if the Commission would be willing to accept the property. Mr. Bennett confirmed a tentative yes that is contingent on the following:

- Commission approval;
- no timeline for development; and
- agreement on the terms of the conservation easement.

Mr. Bennett confirmed that less than a year ago staff investigated the site as a potential boat landing, but the option was ruled out. However, canoe/kayak access would be acceptable. The site would complement the cultural interpretation of the Caw Caw Interpretive Center. The conservation easement is still in the development phase. Mr. Bennett and Mr. Bowie don't plan to pursue any conservation easements that would alter the recreational value of the property. Mr. Bowie asked the Commission if there were any concerns with staff moving forward and continuing the conversation. The Commission approved staff continuing to pursue.

B. Financial Report

Mr. McManus presented and reviewed the checks over \$7500 and financial reports for the month of March. The year's majority of millage have been received. Parks and Recreation have rebounded from any COVID19 related challenges. There were no further questions from the Commission.

a. (ACTION) 2022 Bond Issuance and Sale

Mr. McManus noted that the turnaround would be 4.5-5 weeks from the date of issuance. Mr. Manos asked to clarify the recent interest rate differences. Mr. Cook noted the short-term interest rates have increased. He noted the thirty-year interest rates have doubled since the beginning of the year (from 1.5% to 3%). Mr. Cook stated that this current borrow will be around eight to nine months and will have short term rates applied. Mr. Cook noted that a mid-2% rate is what is expected due to the short turn around. Mr. McManus and Mr. Cook confirmed the longer request to borrow the higher the rate will be. Staff are working on the next five-year plan to present to the Commission.

Motion to authorize the issuance and sale of General Obligation Bonds in an amount not to exceed \$8,000,000 was made by Ms. Lecque, seconded by Mr. Manos, and approved by the Commission. (#061-2122)

C. Commission Highlight: Parks & Recreation Summer Season Update

Mr. Macchia gave an overview of the 2022 Operational Plan. He noted that the agency is approximately 160 part-time staff members short. The number of staff needed is moving in a more positive direction, due to:

1. continued efforts of CCPRC to promote job opportunities
 - a. word of mouth;
 - b. digital media;
 - c. traditional public relations; and
 - d. print materials;
2. additional trainings;
 - a. waterpark (two additional trainings on the books);
 - b. ocean rescue staff (ready to schedule once we have applicants); and
3. positive impact of increased wages for staff.

Mr. Macchia confirmed the following areas of strength: gatekeepers, boat & bike attendants, food service, program attendants, rural recreation, and summer part-time management. However, he noted the following areas of need: Agency-wide maintenance staff, camp counselors, and lifeguards.

He reviewed the park operation modifications:

- **Lifeguarding Operations at the Ocean Access Parks:**
 - At this time, there isn't enough staff to provide Lifeguarding Services at the Folly Beach Commercial District. CCPRC will continue actively seeking/hiring lifeguards for the foreseeable future.
 - The beach facilities will have staff to work the gate, snack bar, and parking operations. CCPRC will actively sign its facilities and beaches when there are no Lifeguards on Duty.

Staff have been and will continue to coordinate messaging through each local municipality.

- May
 - FBCP will start guarding the weekend of May 7 and 8.
 - IOP will start guarding May 14 and 15.
 - BWP anticipate guarding May 28.
- June
 - Daily lifeguarding at FBCP, IOP and BWP begins May 28 and runs through June and July.
- **Splash Zone:**
 - \$2-dollar discount on all pricing levels.
 - Basic Splash Passes will be valid at Whirlin Waters on Mondays and Tuesdays
 - May
 - Hours and Dates:
 - Open 10-6 May 21, 22, 28, 29, and 30.
 - Closed: May 31 - Friday June 3
 - Lazy River Attraction: Closed
 - June
 - Starting June 4, hours:
 - Monday and Tuesday: Closed
 - Wednesday – Saturday: 10am – 6pm
 - Sunday: 1pm – 6pm
 - Lazy River Attraction: Closed
- **Splash Island:**
 - \$2-dollar discount on all pricing levels.
 - Basic Splash Passes will be valid at Whirlin Waters on Mondays and Tuesdays
 - May
 - Hours and Dates:
 - Open 10-6 May 21, 22, 28, 29, and 30.
 - Closed: May 31 - Friday June 3
 - Cyclone Attraction: Closed
 - June
 - Starting June 4, hours:
 - Sunday-Tuesday: Closed
 - Wednesday – Saturday: 10am – 6pm
 - Cyclone Attraction: Closed
- **Recreation Programs:**
 - Summer Camps are a priority. In order to ensure CCPRC can provide all of these at the levels already reserved by parents, other services will be reduced and staff will be reassigned to ensure camps are safe and successful. Select staff from other recreational areas will help with camp programming.
 - Select Outdoor Program offerings will not be visible on-line and available for registration on the normal schedule (normally June-August is available for registration May 1). Staff will make programs available for registration based on staffing availability and will provide updates to Park & Program Services, Marketing, etc., as programs are released.

- The Climbing Wall will be closed an additional day to help with camp staffing.
- All other Recreation Division programming is scheduled to occur as advertised; however additional changes may be made based on staff availability.
- 2022 Portable Pool Schedule
 - Jane Edwards (Edisto)
 - Set-up: May 9– May 20
 - Programming: May 23 – June 2 (two weeks)
 - St James Santee (McClellanville)
 - Breakdown/ set-up: June 6 – June 10
 - Programming: June 13 – June 24 (two weeks)
 - Angel Oak (Johns Island)
 - Breakdown/set-up: June 27 – July 1
 - Programming: July 5 – July 22 (three weeks)

Mr. Macchia noted that staff will continue to:

- provide updates regarding the operational plan to the Commission and staff as changes arise;
- actively hire;
- communicate with all Splash Pass Holders, incoming campers, & shelter groups; and
- create/maintain signage throughout parks, website, & social media.

Mr. Bennett commended staff for their hard work on the plan and continuing to actively fill the service gaps due to the staffing shortages.

D. Executive Session – Personnel Matters

Motion to enter into Executive Session to discuss a personnel matter was made by Mr. Manos, seconded by Ms. Lecque, and approved by the Commission. (#062-2122)

Upon coming out of Executive Session, the Chair stated that personnel matters were discussed, and no action was taken.

VI. Next Meeting

- A. Regular Commission Meeting, Monday, June 13, 2022, 5:30pm at CCPRC Headquarters, Charleston, SC

There being no further business, the meeting adjourned at 6:33 pm.

Respectfully submitted,



Collin Bruner, Chair



Shanté Ellis, Executive Administrative Manager