

REAL PROPERTY COMMITTEE
9:00AM, Wednesday, November 6, 2019
City Hall Council Chambers
1207 Palm Boulevard, Isle of Palms, SC

MINUTES

1. Call to Order

Present: Council Member Bell (chair), Council members Ferencz and Ward

Staff Present: Administrator Fragoso, Asst. Administrator Hanna, City Attorney Copeland

2. Approval of the previous month's minutes

Council Member Ferencz made a motion to approve the minutes of the October 14, 2019 meeting, and Council Member Ward seconded the motion. The minutes passed unanimously.

3. Citizen's Comments – none

4. Comments from Marina Tenants

Jay Clarke of Morgan Creek Grill came to clarify the current position of Morgan Creek Grill. They have closed their doors for business until they can “find out what is going on with the lease.” He said they intend to continue on with the bid lease process.

Michael Fiem thanked Council members Bell and Ferencz for their service to the City.

5. Old Business

A. Update on Marina Items

1. Permitting – marina docks and Tidal Wave Watersports dock

Administrator Fragoso reported no public comments were received on the joint OCRM/Army Corps of Engineers application. There is no update to give regarding the OCRM review and approval process as the City's OCRM contact is out of the office on vacation.

Regarding the Tidal Wave Watersports dock, the final permit application has been received. Michael Fiem has given his comments, and it is awaiting the City Administrator's signature. It should be signed and delivered by Friday of this week. A 90-day review period follows the submission of the application.

2. Call for Offers for marina restaurant lease proposals

Administrator Fragoso said that John Chalfie will attend the Special City Council Meeting on November 7 to provide an update on the proposal process.

B. Update on Public Safety Building rehabilitation project

Administrator Fragoso reported City staff is now holding biweekly meetings with Trident Construction and Coast Architects. She said the final designs drawings are due at the end of January. The City will execute the contract for the third phase of the repairs in February, and the work could begin in early March. With regards to the concern expressed by Council Member Ferencz at the last meeting, Administrator Fragoso said the superintendent is meeting with Rotoman today “to camera the main line running through the lobby to ensure there are no obstructions and also to determine and analyze the dip line that is in that area” to help identify what needs to be done to fix the issue.

Administrator Fragoso also reported that four proposals were received for the owner’s representative for construction management project services, and all four have been interviewed. Feedback from Trident Construction and Coast Architects is forthcoming, and she hopes to have a recommendation for the Ways & Means Committee Meeting on November 15. She noted the RFP was for a certain number of working hours, which could change depending on what is discovered during the course of construction. Council Member Bell asked to have a clear definition of overage costs in the final contract.

C. Consideration of potential projects for Charleston County Greenbelt Program funding

Administrator Fragoso gave a presentation on a proposed project for the Greenbelt funding allotted to the Isle of Palms. In FY20, the City will have \$149,592 to use for an appropriate project. She expects the City to receive \$40-45,000 each year. The City is proposing the building of an ADA-Compliant Beach Walkover and Observation Deck at 42nd Avenue. She reviewed some design challenges as well as benefits of this project.

Greenbelt funds cannot pay for the projected \$10-15,000 in design costs, but she said that could be funded with monies from the Beach Preservation Fund. The projected cost of building a 300’ walkover and observation deck could be \$180-210,000 using ipe wood. Council Member Bell said more handicap parking spaces need to be made available in that area. He wondered if the funding of such could be funded through citizen donations and or a GoFundMe initiative.

Administrator Fragoso said the deadline for applying for this project is January 31, 2020. The Greenbelt Committee gives its final recommendations to County Council in May, after which, if approved, construction could start in the second half of 2020.

MOTION: Council Member Ward made a motion to approve the proposal to use ipe wood for the construction of a beach walkover at 42nd Avenue using Greenbelt funds if approved by Charleston County Council. Council Member Bell seconded the motion. The motion passed unanimously.

Administrator Fragoso said this motion will go before City Council on November 15 for final approval. Council Member Bell said he would like to have the additional handicap parking spaces included in the motion.

When asked about the status of a grant writer, Administrator Fragoso reported she has scheduled a meeting with the grant writer from who helped Sullivan's Island secure their FEMA hazard mitigation grant.

7. Miscellaneous Business

Administrator Fragoso reported that all tenants are current with the exception of Morgan Creek Grill, who owes \$51,114 additional rent based on Section 3B of their lease. A letter has been issued to the Morgan Creek Grill for payment.

Committee members briefly discussed the date of the next meeting. Council Member Ward said he would like to see a week of the month without any meetings. Administrator Fragoso said she would look at a more comprehensive calendar to come up with some options.

8. Executive Session

Council Member Bell made a motion to go into Executive Session in accordance with §30-4-70(a)(2) to discuss negotiations incident to proposed contractual arrangements related to the marina restaurant lease. Council Member Ward seconded the motion. The motion passed unanimously. The Committee went off record at 9:29am.

Upon return from Executive Session, Council Member Bell reported that no decisions were made.

9. Adjournment

The meeting was adjourned at 9:56am.

Respectfully submitted,

Nicole DeNeane
City Clerk