



REAL PROPERTY COMMITTEE
5:00pm, Thursday, February 13, 2020
City Hall Conference Room
1207 Palm Boulevard, Isle of Palms, SC

MINUTES

1. Call to Order

Present: Council members Buckhannon, Bell and Popson

Staff Present: Administrator Fragoso, Asst. Administrator Hanna, Chief Graham, Asst. Director Asero

2. Approval of previous meeting's minutes – January 15, 2020

Council Member Bell made a motion to approve, and Council Member Popson seconded the motion. The minutes were approved unanimously.

3. Citizen's Comments

Michael Fiem, owner of Tidal Wave Watersports, said he was surprised to see the outpouring of support for Tidal Wave at the recent community meeting about the marina. He requested the City move forward with flat-lease negotiations so that he can plan for the season. He also asked why the City would not consider sole sourcing for this lease.

MOTION: Council Member Bell made a motion to reorder the agenda to speak about the extension of The Palms Hotel parking agreement following Citizen's Comments. Council Member Popson seconded the motion. The motion passed unanimously.

4. New Business

A. Consideration of extensions of The Palms Hotel parking agreement for use of the municipal parking lot

Administrator Fragoso gave a brief history of the use of the parking lot. She said the agreement with The Palms Hotel expires this month. She recommends amending and extending the agreement for another year and to include an auto-renew option unless The Palms is otherwise notified. The possibility of the City raising weekend parking rates was discussed, and she said the rate change effect should also be in the contract.

MOTION: Council Member Bell made a motion to renew the existing parking agreement with The Palms Hotel to include an auto-renew option and subject to rate change. Council Member Popson seconded the motion. The motion passed unanimously.

5. Old Business

A. Update on Public Safety Building rehabilitation project and consideration of approval of the third phase of the contract for construction

Chris Burrell of Trident Construction and Arnie McClure of Design Build came before the Committee to present some options for the Public Safety Building rehabilitation project. At current projections, the project will come in \$160,383 over budget. Options discussed included adjusting the front and rear entryways as well as the coating inside the apparatus bay. Both Mr. Burrell and Administrator Fragoso said this over-budget estimate does not take the builder's or the City's contingency into consideration.

Mr. Burrell recommends the second option presented which would simplify the front entry way with a flat roof awning. Administrator Fragoso said that Mr. Burrell and Mr. McClure would come before the Ways & Means Committee next week to make a similar presentation.

MOTION: Council Member Bell made a motion to recommend Scope Adjustment Option 2 with an alternate for the additional portico and to include a drop-dead date for any final decisions needed. Council Member Popson seconded the motion. The motion passed unanimously.

Administrator Fragoso said the contract will be ready to execute the contract the day after the February 25 City Council meeting.

B. Update on the marina restaurant lease proposal

Administrator Fragoso reported the City is working with the restaurant owners through their due diligence period and are currently discussing a parking plan agreement.

C. Update on beach nourishment permit modification

Administrator Fragoso reported, "For Breach Inlet, the City requested a modification to the 2018 nourishment permit to allow for dune restoration along a small section of Breach Inlet. That permit is out for public comment through OCRM. The modification requests permission from OCRM to scrape roughly 6,000 cubic yards of sand from the accreting shoals of Breech Inlet and form a dune. Those properties have no dune protection. It has been eroding significantly over the past few months, and this would restore that dune along roughly 1900 linear feet of shoreline. As you all know, this is a project that is being coordinated with the property owners. The City is facilitating the permit, and they are paying for the dune restoration. All that information is online under our beach renourishment timeline."

D. Update on permitting for marina docks and dock currently leased to Tidal Wave Watersports

Administrator Fragoso said, "We are in the same position as we were last month. We got the OCRM permit, waiting for the Army Corps. Every time we reach out, they say it is just a matter of writing the permit for the marina dock rehabilitation project." She added, "The geotechnical work was completed today, I believe, and it will be about two weeks before they send the report

to ATM, so we should be ready to go out for bids this summer and start construction after Labor Day.”

Regarding the dock leased to Tidal Wave Watersports, she said, “So public comment period was over. It did not receive any public comment. Now it is just the OCRM staff going through, and they have not reached out to us with any questions. We think that they might, but we have not received anything yet. Again, the same process as the marina permit. Once it has gone through OCRM, it will go to the Army Corps. But nothing new on those two items.”

E. Discussion of future use of the dock currently leased by Tidal Wave Watersports

Council Member Buckhannon said online comments regarding the future use of the marina dock close tomorrow, and they will be combined and evaluated with the feedback received during the community meeting about the marina.

5. New Business

B. Discussion of landscaping and hardscaping improvements to Front Beach area and Leola Hanbury Memorial Park

Administrator Fragoso and Asst. Director Asero shared plans for the landscaping and hardscaping improvements at the Leola Hanbury Memorial Park and the front beach area. City Staff is working with the Garden Club on the Leola Hanbury Memorial Park. Asst. Director Asero shared pictures of new tables and chairs to be installed at the front beach area. The front beach project should be completed prior to the start of the beach season. Additional landscaping and lighting plans will be phased in.

MOTION: Council Member Bell made a motion to approve the projects as presented by City staff and for them to move forward without exceeding \$15,000 in expenses. Council Member Popson seconded the motion. The motion passed unanimously.

C. Discussion of tide gauge and water level monitoring system program

Administrator Fragoso said the City is part of a pilot program in collaboration with the South Carolina Beach Advocates and other communities. Installing a tide gauge on the Isle of Palms will increase the number of gauges in the area to 3 to help provide real-time water-level data and possibly improve the tide forecasting. The cost to the City is \$500. The location is still yet to be determined, but the Isle of Palms Marina dock is a likely spot. It is expected to be installed this month.

D. Review of the Front Beach, Beach Maintenance, and Marina FY21 capital expenditures

Administrator Fragoso reviewed the FY21 capital expenditures in the front beach, beach maintenance, and marina areas of the budget to include the modifications from yesterday’s budget workshop.

E. Discussion of improvements to Waterway Boulevard sidewalk

Council Member Buckhannon said he asked for this on the agenda as the sidewalk is City-owned property and therefore under the purview of the Real Property Committee. Administrator Fragoso said staff has been spray painting areas along the pathway that could be tripping hazards. The City will know in October whether or not they will receive TST funding to repair the pathway.

6. Miscellaneous Business

The next meeting of the Real Property Committee will be Wednesday, March 4, 2020 at 5:00pm.

7. Executive Session – none needed

8. Adjournment

Council Member Bell made a motion to adjourn, and Council Member Popson seconded the motion. The meeting was adjourned at 6:03pm.

Respectfully submitted,

Nicole DeNeane
City Clerk