



Real Property Committee

1:00 p.m., Wednesday, June 10, 2020
1207 Palm Boulevard, Isle of Palms, South Carolina

Virtual Meeting Due to COVID-19 Pandemic:

The public may join the virtual meeting by clicking here: <https://www.youtube.com/user/cityofisleofpalms>

Public Comment:

Citizens may provide public comment here:
<https://www.iop.net/public-comment-form>

Agenda

1. **Call to order** and acknowledgment that the press and the public have been duly notified of the meeting in accordance with the Freedom of Information Act.
2. **Approval of previous meeting's minutes** – May 14, 2020
3. **Citizens' Comments** – Citizens may submit written comments here: <https://www.iop.net/public-comment-form>. Comments received prior to the meeting will be entered into the record.
4. **Marina Tenants Comments**
5. **Old Business**
 - a. Update on marina dock permitting and dock rehabilitation project
 - b. Update on marina restaurant lease proposal
 - c. Update on Public Safety Building rehabilitation project
 - d. Update on Greenbelt Program application for funding for an ADA compliant beach walkover and observation deck at 42nd Avenue
6. **New Business**

Discussion of next steps related to the commercial use of the dock currently leased to Tidal Wave Watersports
7. **Miscellaneous Business**

Next meeting date: 1:00 p.m., Wednesday, July 8, 2020
8. **Executive Session** – If needed
9. **Adjournment**



REAL PROPERTY COMMITTEE
5:00pm, Wednesday, May 14, 2020
Virtual Meeting via Zoom call due to COVID-19 Pandemic
broadcasted live on YouTube: <https://www.youtube.com/user/cityofisleofpalms>

MINUTES

1. Call to order

Present: Council members Buckhannon, Bell, and Popson

Staff Present: Asst. Administrator Hanna, Attorney Copeland, Director Kerr, Treasurer Suggs

2. Approval of previous meeting's minutes – March 4, 2020

Council Member Bell made a motion to approve the minutes of the March 4 meeting, and Council Member Popson seconded the motion. The minutes passed unanimously.

3. Citizens' Comments – will be made part of the record

4. Marina Tenant Comments -- none

5. Old business

A. Update on marina dock permitting and rehabilitation project

Asst. Administrator Hanna said the permits from OCRM and the Army Corps of Engineers are in hand and the design for the marina rehabilitation project is nearly complete. Kirby Marshall of ATM gave an update on the marina dock rehabilitation project. He added, "I believe the OCRM permit has been returned to them. Desiree and I have been talking, and we both reviewed the special conditions for the Corps of Engineers' permit. I indicated to Desiree that based on our review, there is nothing in there that jumps out to us that should be of concern or overly impressive or atypical from what we are seeing on other permits. So I think it is great news. It took us about nine months to get the permits, and we really got everything we asked for. We were able to expand the marina footprint slightly to accommodate easier access in and out of the slips. So I consider it a big win and a very big positive step for the project." He said the design process should only last a few more weeks.

He reviewed for the public the plans submitted to and approved by OCRM and the Army Corps of Engineers. He said there will be not dredging involved in the completion of this project.

B. Update on marina restaurant lease proposal

Council Member Buckhannon said this issue will be discussed during Executive Session.

C Update on Public Safety Building rehabilitation project

Council Member Buckhannon reported that the project is coming along well. There has been a lot of work done on the sheetrock on the second floor and work in the sally port. They are now ready to begin working on the third floor, so the Fire Department staff will be moving to the trailers.

Asst. Administrator Hanna said the paint selection phase of the project is coming soon. Director Kerr said the decision about the front portico needs to be made by June 1. Treasurer Suggs reported that while the relocation costs were higher than anticipated, there is enough money in the contingency to cover the \$200,000 cost for the more elaborate portico design. Director Kerr also reported there have been no change orders, but some changes have been addressed by the builder's contingency. Council Member Buckhannon said the decision about the portico will be decided by the full City Council and that he does not feel it is a good use of taxpayers' money at this time.

D. Consideration of rent abatement for MJV due to dock damage and UST project delay

Treasurer Suggs shared the calculations she used to arrive at a \$33,638 estimated rent abatement. She said the numbers used to configure monies lost due to the UST project delay are based on information provided by the tenant. Committee members requested more financial information on the losses associated with the dock damage at the Ways & Means Committee meeting next week.

6. New Business

A. Consideration of a change order of the Applied Technology Management (ATM) contract for additional services related to the marina dock rehabilitation project: water/wastewater permitting, pump out grant application and construction administration services

Mr. Marshall explained the request for changes to the contract. Council Member Bell felt this consideration should be part of the larger budget discussion. Mr. Marshall said the services required for the wastewater permitting is the most time sensitive of the changes. The request for additional construction administration services has grown along with the scope of the project.

B. Discussion of Front Beach public restrooms maintenance contract

Council Member Buckhannon said the contractor who maintained the public restrooms suddenly pulled out of the contract and staff is looking at a variety of ways to fill that void. Public Works employees have been restocking and opening and closing the restrooms during the offseason. Asst. Administrator Hanna said the previous contract was for \$61,000. He reported the City has entered into an emergency contract with Quality Touch Janitorial Services for \$2800/month

during the summer months for daily restroom cleanings. Treasurer Suggs said staff feels there is a need to have someone more frequently restocking the restrooms on the summer weekends. She stated, “We are looking into a part-time person that would do that, but it would still altogether come in much lower than what we are currently paying for a full-time attendant 12 months a year.”

7. Miscellaneous Business

The next meeting of the Real Property Committee will be on Wednesday, June 3, 2020 at 5pm.

8. Executive Session

MOTION: Council Member Bell made a motion to move into Executive Session in accordance with §30-4-70(a)(2) to discuss negotiations incident to the proposed contractual arrangements related to the marina restaurant lease and to receive legal advice. Council Member Popson seconded the motion. The motion passed unanimously.

Committee members moved into Executive Session at 4:45pm.

Committee members returned from Executive Session at 5:25pm. No decisions were made.

9. Adjournment

Council Member Bell made a motion to adjourn and Council Member Popson seconded the motion. The meeting was adjourned at 5:26pm.

Respectfully submitted,

Nicole DeNeane
City Clerk