



REAL PROPERTY COMMITTEE
1:00pm, Wednesday, June 10, 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: Administrator Fragoso, Asst, Administrator Hanna, Attorney Copeland

2. Approval of previous meeting's minutes – May 14, 2020

Council Member Bell made a motion to approve the minutes of the May 14 meeting, and Council Member Popson seconded the motion. The minutes passed unanimously.

3. Citizens' Comments

Administrator Fragoso stated that the Citizens' Comments submitted to the Committee will be posted with the minutes of this meeting after they are approved at the July meeting.

4. Marina Tenant Comments

Administrator Fragoso read Michael Fiem's comments into the record. They will be attached to the minutes after approval.

5. Old business

A. Update on marina dock permitting and rehabilitation project

Administrator Fragoso reported that the City has received permits from OCRM and the Army Corps of Engineers for the marina rehabilitation project. ATM is performing the final review of the technical specifications and the design should be completed by next week. Draft documents needed for the RFP process have been submitted. Regarding financing for the project, Administrator Fragoso said, "We are currently working on the contract documents which would be part of the RFP packet that would be distributed. Therefore, the City would be ready to go out to bid as soon as the budget ratification happens, and construction would be able to begin after Labor Day." The project is anticipated to take 5-6 months to complete.

Regarding the Tidal Wave Watersports dock, Administrator Fragoso reported that the City has received the permit from OCRM and it is now under review by the Army Corps of Engineers, which could take a month or two to complete. She added, "We have been advised by the Corps

that the City must wait until the permit is issued in order to take action to fix the encroachment issue on the floating dock that is encroaching on the 125-foot setback line.” No work will be done on the dock until after the season. City staff is reviewing options for the dock.

Administrator Fragoso added, “You all know that the Corps sent us a letter asking that the jet dock structure that was attached to the outside of the floating dock be removed last summer. The tenant has been instructed to move it out of the way. We have also been asked about whether or not the Corps will, if we should expect any restrictions on the ability for the tenant or any other tenant or any other user to attach, to tie boats to the outside of that floating dock, and that question has been submitted to their navigation office for an official response.”

B. Update on marina restaurant lease proposal

Mr. John Bushnell of the IOP Families Group said that during the past five months they have “had the opportunity to hire architects, structural engineers, and contractors to evaluate the building and potential redesigns in repositioning of the building. So we have preliminary plans and preliminary cost estimates and budgets. Because of the pandemic though we are preparing multiple options in terms of social distancing and how to operate a restaurant safely by allowing for 50% occupancy or outdoor seating.” He is coming before the Committee today to seek clarity of the next steps of the process.

C Update on Public Safety Building rehabilitation project

Administrator Fragoso said the project is on budget and ahead of schedule, with an expected completion date of November 2020. She reviewed the work that is currently in progress. She also reported that the architect is working on several design options for the simpler portico design selected by City Council.

D. Update on Greenbelt Program application for funding for an ADA-compliant beach walkover and observation deck at 42nd Avenue

Administrator Fragoso shared the timeline of the approval process for this project. She said these funds are allocated for the Isle of Palms, so as long as the project meets the guidelines, the project should be approved. Council Member Bell said some residents had expressed concern the observation deck may become an attraction, and Administrator Fragoso said that this project is similar to the walkover and observation deck at 21st Avenue.

6. New Business

A. Discussion of next steps related to the commercial use of the dock currently leased to Tidal Wave Watersports

Council Member Popson expressed concern about the loss of income to the City upon the expiration of the lease with Tidal Wave Watersports in October. He asked about the possibility of discussing a shorter-term lease (two years) with Tidal Wave Watersports while starting the process for an RFP for a longer-term tenant. Council Member Bell said that City Council’s hands are tied until plans for the proposed restaurant are more firm.

Committee members said it is important to consider the comments received from the public during the community meetings held in January about the use of the marina space. Administrator Fragoso said the intention had been to share all of that information at the March City Council meeting which ended up being cancelled due to the COVID-19 virus.

7. Miscellaneous Business

The next meeting of the Real Property Committee will be set at a later date.

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 1:45pm.

Committee members returned from Executive Session at 3:07pm. No decisions were made.

9. Adjournment

Council Member Bell made a motion to adjourn and Council Member Buckhannon seconded the motion. The meeting was adjourned at 3:08pm.

Respectfully submitted,

Nicole DeNeane
City Clerk

Public Comment For City Meetings

Name

James W Smiley

Address

16 44th Ave, Isle of Palms, South Carolina 29451

Comments for Council Meeting

Item 6. New Business is a discussion of next steps related to the commercial use of the dock currently leased to Tidal Wave Watersports. Explicit is this agenda item is the conclusion that the use of this dock will continue to be a commercial use of some kind. I don't recall that the decision has been made to keep this dock a commercial operation. If the City listens to the wants of our residents, as expressed in the January Marina Visioning Forum and in the answers to the attendant questionnaire, at least some consideration must be given to utilizing this dock as a non commercial space for residents use. The present lease expires in October. No harm will occur if the present lease lapses since the active jet ski season will be over until April of 2021. I hope that rather than consider a stop gap extension of the present lease, the City will take time to make a considered decision about the future use of this dock. It is also my hope that the City will listen to vision of our residents and provide them appropriate recreational dock space for fishing, crabbing, kayacking, picnicing, etc.

Meeting This Comment is Intended For:

Real Property Committee

Public Comment For City Meetings

Name

James W Smiley

Address

16 44th Ave, Isle of Palms, South Carolina 29451

Comments for Council Meeting

When will the Real Property Committee (or some other Council committee) discuss the compiled results of the Marina Forum held in January 2020?

Meeting This Comment is Intended For:

Real Property Committee

Public Comment For City Meetings

Name

James W Smiley

Address

16 44th Ave, Isle of Palms, South Carolina 29451

Comments for Council Meeting

What does it mean when the City claims that Citizen's written comments become part of the record? As far as I can discern they are not attached to the meeting's minutes. How does a person reading the minutes of an earlier meeting know that citizens made comments? Where are the comments posted?

Meeting This Comment is Intended For:

Real Property Committee

Public Comment For City Meetings

Name

Mrs. SANDY D FERENCZ

Address

4 Seahorse Ct, ISLE OF PALMS, South Carolina 29451

Comments for Council Meeting

PUBLIC COMMENT

REAL PROPERTY COMMITTEE

JUNE 10, 2020

After reviewing the agenda for the June 10,, 2020 Real Property Committee, several questions come to mind regarding the New Business topic of "Discussion of next steps related to the commercial use of the dock currently leased to Tidal Wave Watersports."

QUESTIONS:

Will the information gathered from the "Marina Forum" be published and be used in the discussion as a matter of public record?

Have the Real Property Committee members decided to discuss increasing commercialization of the Marina in opposition to the will of residents to reduce Commercialization to allow for more resident access to the docks?

Has the City been granted permission by all the permitting agencies to commercialize the dock that intrudes into the ICW by three feet?

Since City Council determined that the Water Sports Lease would not be renewed as written are the next steps on the agenda to discuss the RFP process?

Does the commercialization discussion include converting the docks currently leased to Tidal Wave Water Sports to rental slips for residents' boats?

Hopefully all of these questions/concerns will be part of the discussions.

THANK YOU

Meeting This Comment is Intended For:

City Council

Public Comment For City Meetings

Name

MRS SANDY D FERENCZ

Address

4 SEAHORSE CT, ISLE OF PALMS, South Carolina 29451

Comments for Council Meeting

PUBLIC COMMENT

REAL PROPERTY COMMITTEE

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THANK YOU

Meeting This Comment is Intended For:

Real Property Committee

Public Comment For City Meetings

Name

Mr William J. Mills

Address

7 Seahorse Ct, Isle of Palms, South Carolina 29451

Comments for Council Meeting

Residents have been waiting months for the results of the Marina Forum (held Jan 30, 2020) to be released. Where are they? These need to be discussed publicly and considered before any new leases or other long-term projects are undertaken at the marina.

Thanks, -Bill-

Meeting This Comment is Intended For:

Real Property Committee

Public Comment For City Meetings

Name

Jim W Smiley

Address

16 44th Ave, Isle of Palms, South Carolina 29451

Comments for Council Meeting

Please post the Real Property Committee meeting packet along with each meeting's agenda. In this time of virtual meetings it is difficult for citizens to know the context of the agenda and made more difficult to stay informed without seeing the meeting packet before each meeting. It would seem that full transparency demands seeing the packet.

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Real Property Committee