



REAL PROPERTY COMMITTEE
1:30pm, Monday, February 1, 2021
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 Moye, Popson, and Streetman

Staff Present: Administrator Fragoso, Asst. Administrator Hanna, Director Kerr

2. Approval of previous meeting's minutes –January 4, 2021

MOTION: Council Member Moye made a motion to approve the minutes of the January 4, 2021 meeting and Council Member Popson seconded the motion.

Council Member Streetman asked that the minutes reflect that Council Member Popson was elected Vice Chair of the Real Property Committee.

VOTE: The amended minutes passed unanimously.

4. Citizens' Comments -- none

Council Member Streetman encouraged citizen participation in committee meetings through email, the comment forum, and signing up to speak at Zoom meetings.

5. Marina Tenant Comments

Mr. Jon Bushnell and Mr. Dave Lorenz gave an update on the construction of the new restaurant at the Marina. They received approval from BOZA on January 5 to make changes to allow for exterior seating. Following that approval, the architect began working on the interior design. They have re-engaged the structural engineer to find a way to secure the tent structure on the second floor to the foundation. Their next step is to submit the architectural and structural plan to the City. Following the City's approval, they hope to begin work in March. They still plan to open the outdoor area in late spring/early summer. They will know more when the subcontractors are hired and can provide work timeframes.

Administrator Fragoso said the City is in constant communication with Mr. Bushnell and Mr. Lorenz and is "treating it very diligently." Mr. Bushnell and Mr. Lorenz will provide elevations of the restaurant for City Council's review.

6. Old business

A. Update on marina rehabilitation project

Administrator Fragoso reported, “The bulkhead recoating continues to proceed very well. The areas east of the boat ramp have been completed, and they look pretty good. The contractor is now shifting to the area behind the restaurant. Preliminary utility work on the upland portion of the site has started. This includes work adjacent to the Marina store and along the west side of the boat ramp. Salmon’s Dredging has received many of the new power pedestals and the electrical equipment for the new dock system, and they are storing that in their warehouse, not on site. ATM and the City has worked diligently with the restaurant folks to finalize the location of the new transformer that...is being moved to the outside of the actual outdoor seating site.”

The restaurant is working with ATM to integrate the fire hydrant adjacent to the new transformer. ATM has received the manufacturer shop drawings of the floating dock and they are being reviewed.

She said it may be necessary to increase the \$100,000 placeholder put in the budget for the fuel hut. She added, “The phasing of the project has shifted slightly due to the delays with finalizing the fuel hut configuration. Before they were going to start with the fuel hut and the fuel dock, and that is being shift for that component being the last. We do not think that will have major implications or impacts.”

The work to remove the watersports dock from the intracoastal waterway setback line is now complete. “As part of the review and evaluation that was done by the contractor, there are some deficiencies that have been exposed in the structural integrity of that existing gangway and the interior floating docks. This was not caused by the relocation itself.” Administrator Fragoso and Kirby Marshall of ATM will be onsite to discuss what may need to be done.

She said the contractor is attempting to mitigate the delays in order to finish before the start of the summer beach season. Anticipated completion is May provided there are no other delays. Council Member Popson noted that all construction work has delays at this point in time.

B. Update on proposed ADA-compliant dual-purpose beach boardwalk at 42nd Avenue

Administrator Fragoso said the revised scope of the project was approved by the Greenbelt Fund without the City having to resubmit the application. Staff will prepare the RFP to secure the purchase of the materials and have the boardwalk installed. Director Kerr added that requests to OCRM to extend similar beach paths and walkovers towards hard sand have not been successful in the past, but he would reach out again.

Council Member Moye asked about the unused Greenbelt Funds for improving beach access paths. Administrator Fragoso said the funds allocated to the City are not lost if unused by a certain time. She intends to submit an application for the Marina greenspace project. However, more research is needed into the installation of elevated footbridges at beach access paths before an application can be submitted. She expressed concerns about ongoing maintenance and coordination with DHEC.

C. Update on Front Beach patio area improvements

Administrator Fragoso reported that much progress has been made on this project. They are finalizing the landscape design and getting prices for the picnic tables. Before and after pictures of this project will be shared upon completion.

D. Discussion of conceptual designs of the proposed public dock and greenspace at the IOP Marina

Administrator Fragoso shared an updated conceptual design of the proposed public dock and greenspace at the Marina. Changes include the removal of the entryway component, adding picnic tables under sail shades, and increased golf cart parking. The next step is to secure proposals for an engineered design so that project costs can be estimated. Monies from the City's Tree Fund could be used for the beautification project. The citizen feedback considered in these design changes will be shared with Committee members.

She stated that no construction on the greenspace or dock can begin until the eviction process is adjudicated. Staff will continue to work on the project while waiting on the outcome of the case.

Committee members discussed citizen-involvement possibilities in the project such as selling memorial bricks and bench dedications. Committee members again thanked Kelly Messier for her work on the conceptual design.

6. New Business

A. Discussion and consideration of Noise Agreement with Marina Restaurant

Administrator Fragoso said the proposed noise agreement included in the meeting packet was sent to Mr. Bushnell and Mr. Lorenz. She does not expect there will be any changes as it is the same one entered into by the City and Morgan Creek Grill.

Council Member Popson said that Mr. Bushnell already has plans in place to mitigate outdoor noise. The Committee said they would like to wait and see what the plans are before making a recommendation to City Council regarding the noise agreement.

B. Discussion of FY22 10-year Capital Plan for IOP Marina and Front Beach

Administrator Fragoso reviewed the capital items proposed for the FY22 budget in the areas of Front Beach Management and Beach Maintenance & Monitoring.

7. Miscellaneous Business

The next meeting of the Real Property Committee will be held on Monday, March 1, 2021 at 1:30pm.

8. Adjournment

Council Member Moye made a motion to adjourn and Council Member Popson seconded the motion. The meeting was adjourned at 2:45pm.

Respectfully submitted,

Nicole DeNeane
City Clerk