



Real Property Committee

1:30 p.m., Monday, February 7, 2022
1207 Palm Boulevard, Isle of Palms, South Carolina
Council Chambers

Public Comment:

All citizens who wish to speak during the meeting must email their first and last name, address and topic to Nicole DeNeane, City Clerk, at nicoled@iop.net no later than **3:00 p.m. the day before the meeting**. Citizens may also provide written 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** – January 10, 2022
3. **Citizens' Comments** – All comments have a time limit of three (3) minutes.
4. **Marina Tenants Comments**
5. **Old Business**
 - a. Update on marina dock rehabilitation project
 - b. Update on marina restaurant renovation by Marker116, LLC
 - c. Update on proposed public dock and greenspace at the IOP Marina
 - d. Update on ADA beach access improvements
 - e. Discussion of shared parking at marina
6. **New Business**
 - a. Discussion of evaluating alternatives for redevelopment of Municipal parking lots
[\[Strategic Plan Priority 1, Goal, a.\]](#)
 - b. Discussion of proposed FY23 10-year capital plan for IOP Marina and Front Beach
[\[Strategic Plan Priority 3, Goal b.\]](#)
7. **Miscellaneous Business**

Next meeting date: 1:30 p.m., Monday, March 7, 2022
8. **Executive Session** – In accordance with S.C. Code Section 30-470 (a) (2) to receive legal advice in regards to marina leases and parking at the marina.
9. **Adjournment**



REAL PROPERTY COMMITTEE
1:30pm, Monday, January 10, 2022
1207 Palm Boulevard, Isle of Palms, SC 29451
and broadcasted live on YouTube: <https://www.youtube.com/user/cityofisleofpalms>

MINUTES

1. Call to order

Present: Council members Miars, Popson and Streetman

Staff Present: Administrator Fragoso, Director Kerr

2. Election of Chair and Vice Chair

MOTION: Council Member Miars nominated Council Member Streetman as the Chair of the Real Property Committee. Council Member Popson seconded the motion. The motion passed unanimously.

MOTION: Council Member Streetman nominated Council Member Popson as Vice Chair of the Real Property Committee. Council Member Miars seconded the motion. The motion passed unanimously.

3. Approval of previous meeting's minutes – November 1, 2021

MOTION: Council Member Popson made a motion to approve the minutes of the November 1, 2021 meeting and Council Member Streetman seconded the motion. The motion passed unanimously.

4. Citizens' Comments -- none

5. Marina Tenant Comments -- none

6. Old business

A. Update on marina dock rehabilitation project

Administrator Fragoso reported work on the fuel hut has begun and is expected to be completed at the end of January. Following the completion of the hut, the utility contractors will install the fuel system power and water on that dock.

She shared that she and Director Kerr met with Kirby Marshall from ATM and Jack from Salmon's to review a punch list of items needing to be addressed before the project is complete. These meetings will continue weekly until the project is done. The project is currently inline with the last schedule provided by the contractor and is scheduled to be completed by the end of March.

There will be a meeting about the interior of the fuel hut on Tuesday.

Administrator Fragoso will look into the material of the roofing on the fuel hut.

B. Update on marina restaurant renovation by Marker 116, LLC

Administrator Fragoso reviewed the work at the restaurant including the completion of the installation of the tile work, shiplap in the dining room, and drywall, the nearly complete installation of the HVAC duct work, work on the metal roofing trim, and the arrival of some kitchen equipment. The delivery of the walk-in freezer is not expected until the end of February. The delay may necessitate Marker 116 requesting the use of a temporary food truck-type vehicle in the parking lot to store food if the restaurant is ready to open prior to the arrival of the freezer.

Discussions about the placement of the trash dumpsters is ongoing. Director Kerr explained the suggested location, adding that the long-range plan is to have space for two dumpsters. Marker 116 is considering placing a trash compactor in that area.

The Marina Manager and Marker 116 will be working together to install a gate at the T-dock to solve the issues of illegal dumping and bandit boats.

C. Update on the proposed public dock and greenspace at the IOP Marina

Now that the City has taken possession of the public dock area, Administrator Fragoso said resident only parking signs are being installed along the upland area. These spaces will be patrolled by the Police Department and treated as they do the spaces in the Municipal lots. Davis & Floyd are working on specifications for parking spaces for golf carts and the handicapped.

The gate has been secured to prevent unauthorized access. She has authorized Salmon's to clean up the dock area to make it more accessible. Staff is also working with the tenants with regards to the park area to identify the space that will be needed from each of them for the park and any swaps that need to be considered. Once the area has been made safe by Salmon's it will be available to the public

Staff has been working with Davis & Floyd recently to develop the specifications for the greenspace. Once it is finalized, the City will need to move forward with the engineering and design in order to install the ADA gangway on that dock. A further conversation is needed with City Council to determine the best way to move forward with Phase 3 and Phase 4 of the project.

Staff is also discussing hours of operation once the dock is opened and will bring something more concrete to City Council.

Director Kerr said that Davis & Floyd is working off of Kelly Messier's original plan for the greenspace area. He said, "They gave us a very scaled back proposal to put details to that plan. We have talked internally about if there was a willingness of the City and the tenants down there to do a broader project, a bigger scale project to rework some of that parking to make it more efficient, to make it more palatable to the tenants. We want to have that discussion with the tenants down there to see if we may want to broaden the scope. But right now, it is very much just Kelly's plan."

D. Update on ADA beach access improvements

Administrator Fragoso updated committee members on the status of each ADA beach access improvement. The City's request to OCRM to extend the MobiMat went out for public comment on December 8. They are hopeful that OCRM will grant their request to extend the mat to the high water mark. This request, if approved, will also be applied to the mats at 21st, 32nd, and the path at 1140 Ocean Boulevard. Director Kerr said the City's landscape contractor is still evaluating the labor intensiveness of keeping the path clear and graded. The City currently monitors King tides and storms so that the mats can be pulled in if needed.

Preliminary plans for the work at 34A have been received. They are working on the Greenbelt Funding Application which is due at the end of January. They have not received any opposition or feedback to the plan, which includes two handicapped parking spaces along Palm Boulevard.

The three beach wheelchairs are now housed in the Public Safety Building and operational guidelines have been developed. Administrator Fragoso anticipates a press release about the program in the near future.

E. Discussion of shared parking at marina

Administrator Fragoso noted the desire of the community to have free parking at the Marina. She is working with the Marina Manager about what that would look like and will bring options to the City Council.

Council Member Miars asked for clarification regarding the parking map and what is permitted by the lease with the Marina Manager. Administrator Fragoso suggested have City Attorney Halversen attend the next Real Property Committee meeting to explain that to committee members. She said, "What I am hearing is free resident parking, whether or not the Marina Manager is able to charge for parking at the shared lot, and we can certainly have the attorney address those concerns and provide advice."

7. New Business

A. Discussion and consideration of proposal from ATM for the design and engineering of permitted improvements, including ADA gangway, of the public dock

Administrator Fragoso explained, "I included in the packet a copy of the proposal from ATM for several things. It is inclusive of phase 3 and phase 4 of the Marina Dock Rehabilitation Project. Like we all know, just for the record, the current project only contemplates the replacement of phase 1 and phase 2, which are all the docks that face Morgan Creek. Now we are talking about the t-dock and the public dock. At the time...when the City approved the contract for ATM to start the engineering and design of the docks that are being replaced now, the condition of those two docks, of the t-dock and the public dock, were certainly much better than they are four or five years later, which finds us today. So the conversation we need to have through the budgeting process with Council is how do we schedule the improvements to the intercoastal side docks including the public dock. Do we want to go ahead and do them together? Thinking about before the next, not this summer, but the next season, do we want to phase them and do the public dock

first or the t-dock first? That is the conversation I am hoping that this item on the agenda sparks along with Council. These improvements are conceptually permitted by both OCRM and the Army Corps of Engineers. After permitting, they have to be engineered, designed, a contractor selected, and then the project constructed. We know that takes a while. But a lot of conversations that happen now that the City has possession of the property is handicap and ADA access to the public dock and how that works. But right now, none of that has been engineered, only permitted. So we need to have some direction from City Council as to how and when do we want to pursue those improvements.”

After some lengthy discussion around the feasibility and timing of the proposed projects, the Committee agreed it would be prudent and cost effective to move forward with the engineering and design of phases 3 and 4 simultaneously. This item will be discussed further at next week’s Ways & Means Committee meeting.

B. Discussion of proposed pedestrian entrance to the Municipal Parking Lot on Front Beach

Administrator Fragoso referred to a drawing in the meeting packet that proposes aesthetic improvements to the entry of the Municipal Parking Lot on Front Beach. They have received one bid for \$18,000 and are seeking other bids for the project. Administrator Fragoso reported that the business owners in that area are happy to see the City making improvements. Committee members spoke in favor of the design. Administrator Fragoso said she hopes to add additional seating and educational displays to the Front Beach area as well.

8. Miscellaneous Business

The next meeting of the Real Property Committee will be held on Monday, February 7, 2022 at 1:30pm.

9. Adjournment

Council Member Popson made a motion to adjourn and Council Member Miars seconded the motion. The meeting was adjourned at 2:52pm.

Respectfully submitted,

Nicole DeNeane
City Clerk

	A	B	C	D	E	F	G	H	I	J	K	L	M
1	City of Isle of Palms 10-Year Capital Plan												
2	Expenditures for assets or projects > \$5000 **Expenditures less than \$5,000 are included in operating budgets**												
3	DRAFT #1												
4													
5	Total		FY23		FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32
6	Fleet		Request										
7													
8													
266													
267		Beach Maintenance and Monitoring											
268													
269		Design & permitting of next large scale off-shore project			700,000								
270		Feasibility Study - Breach Inlet Project	30,000										
271		Construction of next large scale off-shore project (rough estimate of City's portion - 25% increase over 2018 proj contribution)					2,600,000						
272		Update Beach Management Plan						20,000					
273		Required post project monitoring (\$0 in FY22 last year is FY23)			15,252								
274		Ongoing monitoring of shoreline	54,662		54,662	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000
275		Subtotal Beach Maintenance	84,662		769,914	60,000	2,660,000	80,000	60,000	60,000	60,000	60,000	60,000
276													
277		Grand Total Beach Restoration and Monitoring	84,662		769,914	60,000	2,660,000	80,000	60,000	60,000	60,000	60,000	60,000
278													
279													
280		Isle of Palms Marina											
281													
282		Engineer & design improvements to public dock and T dock on ICW	57,500										
283		Construction of improvements to public dock & T dock on ICW	\$\$ TBD										
284		Replace bulkhead (FY32+)											
285		Replace boat ramp (FY32+)											
286		Replace Marina docks along Morgan Creek (FY40+)											
288		Subtotal Capital	-		-	-	-	-	-	-	-	-	-
289													
290		Facilities Maintenance											
		Marina maintenance contingency for common areas not covered by leases. Calculated as .5% of insured boat ramp, bulkhead and dock value.	42,107		42,107	42,107	42,107	42,107	42,107	42,107	42,107	42,107	42,107
291													
292		Marina dredging (approx 75,000 cyds)				1,500,000							
293		Re-coat marina bulkhead						450,000					
294		Subtotal	42,107		42,107	1,542,107	42,107	492,107	42,107	42,107	42,107	42,107	42,107
295													
296													
297		Grand Total Marina	42,107		42,107	1,542,107	42,107	492,107	42,107	42,107	42,107	42,107	42,107