



REAL PROPERTY COMMITTEE
1:30pm, Monday, April 11, 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

Also Present: Kirby Marshall, ATM

2. Approval of previous meeting's minutes – March 7, 2022

MOTION: Council Member Popson made a motion to approve the minutes of the March 7, 2022 meeting and Council Member Miars seconded the motion. The motion passed unanimously.

3. Citizens' Comments -- none

4. Marina Tenant Comments

5. Old business

A. Update on marina dock rehabilitation project

Administrator Fragoso said this project is very close to completion. Final inspection for the charter and fuel docks is scheduled for April 16. The pump out station is installed and expected to be connected today. She added, "Once the tests have been performed on both the potable water systems and the pump out, ATM and the contractor will submit all that paperwork to DHEC so they can grant the operational permit."

Salmon's is working on the as-builts.

Administrator Fragoso continued [We are] "real close on the fire suppression system. The water and sewer systems, all piping is in except for two standpipes that need to go into place and the rubber hose is still pending." That is scheduled to be completed by April 13. Pressure testing is scheduled for April 13 as well.

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

Administrator Fragoso said this project is also close to being done. The restaurant has received its Certificate of Occupancy from the City. The primary outstanding issues are the fire suppression

system in the kitchen and kitchen hood and the location of the dumpster. Director Kerr and Asst. Director Asero are working with the tenants on that location.

Marker 116 is also waiting on final approval for their alcohol permits and anticipates opening in early May. Administrator Fragoso has encouraged the Building Department to do everything it can to help move the restaurant to opening.

She reported on a broken water meter over the weekend, and that has since been repaired.

Council Member Popson suggested a ribbon cutting ceremony for both the marina dock and the restaurant. Administrator Fragoso said she would suggest that item be added to the Ways & Means agenda for further discussion.

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

Administrator Fragoso said they have hired Davis & Floyd to do specs for this project. Davis & Floyd has suggested hiring a structural engineer to evaluate the bulkhead in this area. This will need to be done before any construction begins. Any agreed-upon changes would be done after the season.

Administrator Fragoso said that rules have been posted at the public dock and activities there are monitored by the Police Department. She shared that a free mediation class will begin on Thursday, April 21 at 8am on the public dock. Starting in May, Coastal Expeditions will offer twice-monthly, resident-only tours. A 3-month schedule of events and topics will be released at the end of April.

The City has received a lot of positive feedback about the dock and believes the new activities there will go a long way towards introducing the public to the amenity.

D. Update on ADA beach access improvements

Administrator Fragoso reported that OCRM has approved the City's request to extend the MobiMats closer to the water and dry sand in order to enhance access to the beach for those with physical challenges. Staff is currently in the process of extending the mat at 42nd avenue. After a period of evaluation to determine staffing requirements for maintaining the mat, the next mat to be extended will be at 9th Avenue.

Director Kerr gave a presentation to the Greenbelt Funding board last month about the project at 34A. The City is awaiting approval before going out for bidding. The City will be responsible for 20% of the project costs if approved. The City will also submit for an extended MobiMat at this location upon completion of the project.

Administrator Fragoso said she has received positive feedback about the beach wheelchair program. Seven people used them in March. The FY23 budget includes the cost of another wheelchair if it is determined to be needed.

6. New Business

A. Discussion and consideration of proposed options for redevelopment of the new public dock and “T” dock at the marina [Strategic Plan Priority 5, Goal a]

Administrator Fragoso reported that Option C for improvements to the public (\$700,000) and “T” docks (\$1.4M) is included in the second draft of the FY23 budget.

Council Member Popson said he agrees with Option C for the public dock but believes there is enough life in the “T” dock to warrant only minor adjustments rather than spending a large amount of money on it at this time. Administrator Fragoso pointed out that the City did spend \$20,000 on that dock last year as part of its contractual agreement which is why it looks better.

Council Member Miars said that the largest improvement expense at the “T” dock is the ADA gangway and believes Option C for this dock is the better option. Council Member Streetman also believes Option C is the best for both docks at this time so they will all look similar.

MOTION: Council Member Streetman made a motion to recommend to the Ways & Means Committee Option C for the Public Dock. Council Member Miars seconded the motion. The motion passed unanimously.

MOTION: Council Member Streetman made a motion to recommend to the Ways & Means Committee Option C for the “T” Dock. Council Member Miars seconded the motion. A vote was taken as follows:

Ayes: Miars, Streetman

Nays: Popson

The motion passed.

8. Miscellaneous Business

The next meeting of the Real Property Committee will be held on Monday, May 2, 2022 at 1:30pm.

9. Adjournment

Council Member Miars made a motion to adjourn and Council Member Streetman seconded the motion. The meeting was adjourned at 2:02pm.

Respectfully submitted,

Nicole DeNeane
City Clerk