



REAL PROPERTY COMMITTEE

1:30pm, Monday, May 9, 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. Approval of previous meeting's minutes – April 11, 2022

MOTION: Council Member Popson made a motion to approve the minutes of the April 11, 2022 meeting and Council Member Miars seconded the motion. The motion passed unanimously.

3. Citizens' Comments

Mr. Matthew Leaird, speaking on behalf of VFW Post 3137, came before the Committee to thank them for the recent donation via the ATAX Committee. The \$15,000 of ATAX funds was used to build a permeable brick walkway and courtyard at the VFW. The project cost approximately \$60,000. There will be a grand opening celebration on Saturday, May 14 at 11am.

4. Marina Tenant Comments -- none

5. Old business

A. Update on marina dock rehabilitation project

Administrator Fragoso said this is nearly complete. Everything has been installed and tested. They are awaiting the final paperwork and permit for the potable water system from DHEC. It is functional and has been tested. They are also waiting for a final inspection of the pump out station by the Water & Sewer Commission. It, too, is fully functional. Two windows for the fuel hut will be installed upon receipt. Closeout procedures for this project are in process and it will likely not appear on the next agenda.

The as-builts are in process and will be delivered upon completion.

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

Administrator Fragoso said this project is also done. Construction is complete and they are scheduling a final walkthrough with the Insight Group to ensure the property has been built

according to the plans submitted to the City. Committee members said residents seem excited about the opening.

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

Administrator Fragoso said construction for this project will begin after the season ends. The City has executed the contract with Davis & Floyd for the assessment of the bulkhead. She reported that there have been many people taking advantage of the dock. She shared the webpages on the City's website advertising the "Isle of Palms Explorer Series" the City is doing in conjunction with Coastal Expeditions. The schedule and details of each offering as well as the ability to sign up for those outings are on the City's website.

Committee members discussed the request for two handicap-designated spots at the public dock. Administrator Fragoso said the Police Department will look in their sign inventory for appropriate signage and will order some if they don't have any. Council Member Miars expressed concern that the spots would not be fully ADA-compliant and wondered if that put the City at risk for liability should someone get hurt. Director Kerr said the spots could be designated as handicap but did not have to be fully ADA-compliant until improvement work was done on the parking lot. Staff will create signage indicating the spots are reserved for handicap parking but are not yet fully compliant. The spots will be compliant following the work to the dock and greenspace area set for the fall.

D. Update on ADA beach access improvements

Administrator Fragoso reported the Greenbelt Funding Board has approved the beach access path at 34A along with two handicap spots along Palm Boulevard. This is a cost sharing project between the City and the Greenbelt Funds. The next step is to issue an RFP, secure a contractor, and then issue a Notice to Proceed for the fall.

The beach wheelchair program continues to be very popular. The program will be included in the advertising for the CARTA Beach Shuttle which will begin on Memorial Day weekend.

E. Consideration of Noise Control Agreement with Marker 116, LLC

Administrator Fragoso presented the changes to the noise control agreement proposed by Marker 116, LLC. Of note is that they are requesting for all three conditions be met rather than any one condition before they are expected to adjust the noise level of any amplified music. She said this change elevates the threshold of when action must be taken on their part. She noted that there are more outdoor spaces and speakers than Morgan Creek Grille had, therefore creating more opportunities for noise concerns. She reminded the Committee that in the restaurant planning process Marker 116 had said they were only going to have acoustic music.

Changes to the agreement have to be approved by City Council. The proposed changes are on the City's website for residents to review and provide their input.

MOTION: Council Member Streetman made a motion to present both the original noise agreement and the proposed changes to City Council for full consideration. Council Member Popson seconded the motion. The motion passed unanimously.

6. **New Business -- none**

7. **Miscellaneous Business**

The next meeting of the Real Property Committee will be held on Monday, June 6, 2022 at 1:30pm.

8. **Adjournment**

Council Member Poposon made a motion to adjourn and Council Member Miars seconded the motion. The meeting was adjourned at 2:08pm.

Respectfully submitted,

Nicole DeNeane
City Clerk