



Real Property Committee

5:00 p.m., Wednesday, January 15, 2020
City Hall Conference Room
1207 Palm Boulevard
Isle of Palms, South Carolina

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. **Election of Chair and Vice Chair**
3. **Approval of previous meeting's minutes – November 6, 2019**
4. **Citizens' Comments – Comments shall be limited to 3 minutes**
5. **Old Business**
 - a. Update on permitting for marina docks and dock currently leased to Tidal Wave Watersports
 - b. Update on marina restaurant lease proposal
 - c. Update on Greenbelt project application – ADA compliant beach walkover and observation deck at 42nd Avenue
 - d. Update on Public Safety Building rehabilitation project
6. **New Business**
 - a. Discussion of timeline of Council's action related to the existing Tidal Wave Watersports lease
 - b. Discussion of lease extension options for the dock leased by Tidal Wave Watersports
 - c. Review of the Front Beach, Beach Maintenance and Marina 10-year Capital Plan and discussion of new initiatives and projects for consideration
7. **Miscellaneous Business**

Next meeting date: 5:00 p.m., Wednesday, February 5, 2020
8. **Executive Session** – If needed
9. **Adjournment**

REAL PROPERTY COMMITTEE
9:00AM, Wednesday, November 6, 2019
City Hall Council Chambers
1207 Palm Boulevard, Isle of Palms, SC

MINUTES

1. Call to Order

Present: Council Member Bell (chair), Council members Ferencz and Ward

Staff Present: Administrator Fragoso, Asst. Administrator Hanna, City Attorney Copeland

2. Approval of the previous month's minutes

Council Member Ferencz made a motion to approve the minutes of the October 14, 2019 meeting, and Council Member Ward seconded the motion. The minutes passed unanimously.

3. Citizen's Comments – none

4. Comments from Marina Tenants

Jay Clarke of Morgan Creek Grill came to clarify the current position of Morgan Creek Grill. They have closed their doors for business until they can “find out what is going on with the lease.” He said they intend to continue on with the bid lease process.

Michael Fiem thanked Council members Bell and Ferencz for their service to the City.

5. Old Business

A. Update on Marina Items

1. Permitting – marina docks and Tidal Wave Watersports dock

Administrator Fragoso reported no public comments were received on the joint OCRM/Army Corps of Engineers application. There is no update to give regarding the OCRM review and approval process as the City's OCRM contact is out of the office on vacation.

Regarding the Tidal Wave Watersports dock, the final permit application has been received. Michael Fiem has given his comments, and it is awaiting the City Administrator's signature. It should be signed and delivered by Friday of this week. A 90-day review period follows the submission of the application.

2. Call for Offers for marina restaurant lease proposals

Administrator Fragoso said that John Chalfie will attend the Special City Council Meeting on November 7 to provide an update on the proposal process.

B. Update on Public Safety Building rehabilitation project

Administrator Fragoso reported City staff is now holding biweekly meetings with Trident Construction and Coast Architects. She said the final designs drawings are due at the end of January. The City will execute the contract for the third phase of the repairs in February, and the work could begin in early March. With regards to the concern expressed by Council Member Ferencz at the last meeting, Administrator Fragoso said the superintendent is meeting with Rotoman today “to camera the main line running through the lobby to ensure there are no obstructions and also to determine and analyze the dip line that is in that area” to help identify what needs to be done to fix the issue.

Administrator Fragoso also reported that four proposals were received for the owner’s representative for construction management project services, and all four have been interviewed. Feedback from Trident Construction and Coast Architects is forthcoming, and she hopes to have a recommendation for the Ways & Means Committee Meeting on November 15. She noted the RFP was for a certain number of working hours, which could change depending on what is discovered during the course of construction. Council Member Bell asked to have a clear definition of overage costs in the final contract.

C. Consideration of potential projects for Charleston County Greenbelt Program funding

Administrator Fragoso gave a presentation on a proposed project for the Greenbelt funding allotted to the Isle of Palms. In FY20, the City will have \$149,592 to use for an appropriate project. She expects the City to receive \$40-45,000 each year. The City is proposing the building of an ADA-Compliant Beach Walkover and Observation Deck at 42nd Avenue. She reviewed some design challenges as well as benefits of this project.

Greenbelt funds cannot pay for the projected \$10-15,000 in design costs, but she said that could be funded with monies from the Beach Preservation Fund. The projected cost of building a 300’ walkover and observation deck could be \$180-210,000 using ipe wood. Council Member Bell said more handicap parking spaces need to be made available in that area. He wondered if the funding of such could be funded through citizen donations and or a GoFundMe initiative.

Administrator Fragoso said the deadline for applying for this project is January 31, 2020. The Greenbelt Committee gives its final recommendations to County Council in May, after which, if approved, construction could start in the second half of 2020.

MOTION: Council Member Ward made a motion to approve the proposal to use ipe wood for the construction of a beach walkover at 42nd Avenue using Greenbelt funds if approved by Charleston County Council. Council Member Bell seconded the motion. The motion passed unanimously.

Administrator Fragoso said this motion will go before City Council on November 15 for final approval. Council Member Bell said he would like to have the additional handicap parking spaces included in the motion.

When asked about the status of a grant writer, Administrator Fragoso reported she has scheduled a meeting with the grant writer from who helped Sullivan's Island secure their FEMA hazard mitigation grant.

7. Miscellaneous Business

Administrator Fragoso reported that all tenants are current with the exception of Morgan Creek Grill, who owes \$51,114 additional rent based on Section 3B of their lease. A letter has been issued to the Morgan Creek Grill for payment.

Committee members briefly discussed the date of the next meeting. Council Member Ward said he would like to see a week of the month without any meetings. Administrator Fragoso said she would look at a more comprehensive calendar to come up with some options.

8. Executive Session

Council Member Bell made a motion to go into Executive Session in accordance with §30-4-70(a)(2) to discuss negotiations incident to proposed contractual arrangements related to the marina restaurant lease. Council Member Ward seconded the motion. The motion passed unanimously. The Committee went off record at 9:29am.

Upon return from Executive Session, Council Member Bell reported that no decisions were made.

9. Adjournment

The meeting was adjourned at 9:56am.

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 special projects > \$5000 **Expenditures less than \$5,000 are included in operating budgets**												
3	Total Needs from All Funds												
4													
5	Total		FY 20										
6	Fleet		DEPARTMENT		FY21	FY22	FY23	FY24	FY25	FY26	FY27	FY28	FY29
7			REQUESTS										
8													
229	Front Beach Area, including Public Restrooms, Parking Meters, Parking Lots and Beach Walkovers												
231		Replace 5 Parking Meter Kiosks purchased used in FY18								75,000			
232		Replace 7 Parking Meter Kiosks in Lots purchased in FY16 & FY17							105,000				
233		Repl white fencing (110 Lft at Ocean Villas & 160 Lft across fr WJ)	20,000		20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000
234		Repl/repair/add dune walkovers (approx 57 accesses)	100,000		100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
235		Mobi Mat material to stabilize beach accesses as needed	15,000		30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000
236		Replace (12) streetlight fixtures			96,000								
237		Replace Front Beach irrigation system & repair associated infrastructure										175,000	
238		Add, replace or rehabilitate public art					10,000			10,000			10,000
		<i>Building maintenance contingency to proactively address issues as needed - 1% of insured value for Front Beach facilities incl Restrooms = \$8224. Given high-traffic nature of this facility, provision incr to \$20k</i>	20,000		20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000
239													
240		Subtotal Capital	155,000		266,000	170,000	180,000	170,000	275,000	255,000	170,000	345,000	180,000
242		Special Projects											
243		Resurface City-owned portion of Ocean Blvd											
245		Subtotal Special Projects	-		-	-	-	-	-	-	-	-	-
247		Assign Fund Balance for Future Expenditures											
		<i>Provision for future Front Beach/Ocean Blvd infrastructure improvements. City owns that section of Ocean Blvd.</i>	75,000		75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000
248													
249		Subtotal Assignment of Fund Balance	75,000		75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000
251		Grand Total Front Beach	230,000		341,000	245,000	255,000	245,000	350,000	330,000	245,000	420,000	255,000
252													
253		Breach Inlet Boat Ramp											
255		Rehabilitate concrete ramp (last done in FY00)						50,000					
256		Replace boat ramp gate						10,000					
257		Subtotal Capital	-		-	-	60,000	-	-	-	-	-	-
259		Grand Total Breach Inlet Boat Ramp	-		-	-	60,000	-	-	-	-	-	-

	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 special projects > \$5000 **Expenditures less than \$5,000 are included in operating budgets**												
3	Total Needs from All Funds												
4													
5	Total		FY 20										
6	Fleet		DEPARTMENT		FY21	FY22	FY23	FY24	FY25	FY26	FY27	FY28	FY29
7			REQUESTS										
8													
261	Beach Maintenance and Monitoring												
263		Design & permitting of next large scale off-shore project						700,000					
264		Feasibility Study - Breach Inlet Project	35,000										
265		Construction of next large scale off-shore project							20,000,000				
266		Update Beach Management Plan				40,000					40,000		
267		Post storm sand scraping/emergency berm repair (only if needed)	250,000		250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000
268		Required post project monitoring (years 2-5 per CSE contract)	24,142		39,394	-	15,252						
269		Ongoing monitoring of shoreline	35,000		35,000	35,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000
270		Subtotal Special Projects	344,142		324,394	325,000	325,252	1,010,000	20,310,000	310,000	350,000	310,000	310,000
272		Grand Total Beach Restoration and Monitoring	344,142		324,394	325,000	325,252	1,010,000	20,310,000	310,000	350,000	310,000	310,000
273													
274													
275	Isle of Palms Marina												
277		Marina dock improvements per ATM schedule. Eng & permitting only in FY20	147,000		3,216,500								
278		Dredge marina in connection with dock replacement			750,000								
279		Re-coat marina bulkhead			333,500								
280		Trash compactor for all tenants to use								50,000			
281		Replace bulkhead (FY30+)											
282		Replace boat ramp (FY30+)											
283													
284		Subtotal Capital	147,000		4,300,000	-	-	-	-	50,000	-	-	-
286	Special Projects												
288		Marina maintenance contingency for common areas not covered by leases. Calculated as 1% of insured boat ramp, bulkhead and dock value.	51,003		51,003	51,003	51,003	51,003	51,003	51,003	51,003	51,003	51,003
289		Subtotal Special Projects	51,003		51,003	51,003	51,003	51,003	51,003	51,003	51,003	51,003	51,003
291	Assign Fund Balance for Future Expenditures												
292	<i>-In past years City has "saved" for future marina improvements. No provision in FY20-FY29 given cash needs for other projects.</i>												
293		Subtotal Assignment of Fund Balance	-		-	-	-	-	-	-	-	-	-
295		Grand Total Marina	198,003		4,351,003	51,003	51,003	51,003	51,003	101,003	51,003	51,003	51,003
296													
297													
298													