



REAL PROPERTY COMMITTEE
1:30pm, Monday, April 5, 2021
1207 Palm Boulevard, Isle of Palms, SC 29451
and 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

Also Present: Kirby Marshall, ATM

2. **Approval of previous meeting's minutes – March 1, 2021**

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

3. **Citizens' Comments -- none**

4. **Marina Tenant Comments -- none**

5. **Old business**

A. **Update on marina dock rehabilitation project**

Kirby Marshall of ATM gave an update on the marina dock rehabilitation project. He reported that the work on the bulkhead is complete and the contractor should be ready to demobilize next week. The staining noted by Council Member Streetman has been cleaned and recoated. He said some rust staining should be expected over time, but it is not deleterious to the bulkhead. He also shared that the thickness of the coating was specified in the bid documents and tested throughout the application process.

Two shipments of the dock have been received and are being assembled in Salmon's yard. He said demolition will begin "out towards the mouth of Morgan Creek by the Intracoastal" and then work back towards the boat ramp. He recently met with Salmon's and the Marina Manager to schedule the closure of those docks prior to demolition so the boats can be relocated.

He received the final submittal package on the dock and pile design at the end of last week. He said the final engineering package for the floating dock and pile system were "scrutinized very carefully to ensure that the final pile design for the floating docks that the dock manufacturer put

forward was suitable for the environmental conditions at this site. And we really looked hard at the outside of the restaurant dock and the face dock out by the waterway where that damage had occurred on the existing docks a year or so ago. We wanted to make sure that those docks were resilient and would be sustainable in that environment, and we feel really good about the submittals that we got back.” He said the pile count remained the same, but the strength of the piles has been increased. He does expect a slight shift of the face and restaurant docks out into Morgan Creek by “a foot or so from where we had designed it just based on how the gangways will have to articulate and tie into the existing bulkhead. Those types of shifts are normal for marine construction. We will document that and submit that to the agencies as part of the built conditions.” He instructed the contractor about not encroaching into the Intracoastal Waterway construction offset.

He also reported that he has asked Salmon’s for a cost to locate and remove the broken piling on the sea floor so it does not disrupt construction efforts. He does not expect it to be an expensive process and also expects that no additional permitting will be required. While there is no updated schedule, they still believe the project will be completed by the July 4th weekend.

At the request of Administrator Fragoso, Mr. Marshall also discussed with Salmon’s some maintenance-type improvements to the T-docks leading to the restaurant. This will include some fender board work, plastic rub rails, and pile guide rollers “to provide a minimal level of maintenance to make the dock adequately serviceable.” Monies for additional dock improvements are slated for FY23.

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

Administrator Fragoso reported that DHEC has signed off on the plan for the beach boardwalk. The path will be longer than originally thought due to some accretion in the area, but there will still be an area of soft sand at the end of the boardwalk ahead of the hard sand. She said staff will be reaching back out to DHEC regarding the movement of the observation area further down the path and closer to the ocean. Additional permitting for that request could complicate things if it is required.

Director Kerr believes that DHEC will likely approve the request. The boardwalk can be constructed as planned, but the observation area could be moved by staff if the request is granted at a later time. Council Member Popson asked if two observation areas could be part of the path. Director Kerr said he would prefer not to order more material than needed in case their request is denied.

The RFP does dictate the slope for the project needs to be 20:1 or flatter to avoid the installation of ramps and handrails.

Administrator Fragoso said she is in conversation with SCDOT about adding additional handicapped parking spaces in the area as well as other areas on the island.

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

Administrator Fragoso said not much more work has occurred with regards to this project as the City is still involved in litigation with the holdover tenant. However, she did have a conversation with Council Member Pounds about future fundraising efforts for the public dock and greenspace. She said the draft of FY22 includes a placeholder “for the costs associated with making improvements to the dock and the greenspace.” The preliminary costs suggested by Kelly Messier were in the range of \$150,000, which could be offset by donations from residents, Greenbelt funds, and use of the City’s tree fund.

6. **New Business** -- none

7. **Miscellaneous Business**

The next meeting of the Real Property Committee will be held on Monday, April 5, 2021 at 1:30pm.

Administrator Fragoso said the noise agreement between the City and the new restaurant tenants will be on next month’s meeting agenda. She also reported that Asst. Administrator Hanna and Director Kerr have drafted the RFP for improvements needed to the employee lot at the Marina.

Council Member Streetman requested an update on the restaurant at the May meeting.

8. **Adjournment**

Council Member Moye made a motion to adjourn and Council Member Popson seconded the motion. The meeting was adjourned at 2:11pm.

Respectfully submitted,

Nicole DeNeane
City Clerk