



### **Real Property Committee**

5:00 p.m., Wednesday, August 12, 2020  
1207 Palm Boulevard, Isle of Palms, South Carolina

### **Virtual Meeting Due to COVID-19 Pandemic:**

The public may join the virtual meeting by clicking here: <https://www.youtube.com/user/cityofisleofpalms>

### **Public Comment:**

Citizens may provide 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** – July 14, 2020
3. **Citizens' Comments** – Citizens may submit written comments here: <https://www.iop.net/public-comment-form>. Comments received prior to the meeting will be entered into the record.
4. **Marina Tenants Comments**
5. **Old Business**
  - a. Update on marina dock permitting and dock rehabilitation project
  - b. Update on marina restaurant lease proposal
  - c. Update on proposed ADA compliant beach walkover at 42<sup>nd</sup> Avenue
6. **New Business**

Discussion and consideration of including as an alternate bid the removal of the existing finger piers and pilings on the Intracoastal Waterway "T" dock as part of the marina dock rehabilitation project
7. **Miscellaneous Business**

Next meeting date: 5:00 p.m., Wednesday, September 2, 2020
8. **Executive Session** – In accordance Section 30-4-70 (a) (2)

Discussion of negotiations incident to proposed contractual arrangements related to the marina restaurant lease. Upon returning to open session, Council may take action on matters discussed in Executive Session.
9. **Adjournment**



## **REAL PROPERTY COMMITTEE**

**1:00pm, Tuesday, July 14, 2020**

**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 Buckhannon and Bell

Absent: Council Member Popson

Staff Present: Administrator Fragoso

#### **2. Approval of previous meeting's minutes – June 10, 2020**

Council Member Bell made a motion to approve the minutes of the June 10 meeting, and Council Member Buckhannon seconded the motion. The minutes passed unanimously.

#### **3. Citizens' Comments**

Michael Fiem, 69 41<sup>st</sup> Avenue, asked where to find the results of the January meeting held to discuss the vision for the marina.

Gloria Clarke, 29 42<sup>nd</sup> Avenue, asked for more information about the observation deck being considered at 42<sup>nd</sup> Avenue.

James Smiley would like to have citizens' comments read into the record at each meeting.

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

#### **5. Old business**

##### **A. Update on marina dock permitting and rehabilitation project**

Administrator Fragoso reported the RFP for the project was advertised on July 10, 2020. The deadline for questions is August 21 and the deadline for bids is September 4. There is a pre-bid meeting currently scheduled for July 23. She hopes to have approval of the Ways & Means Committee and City Council during the regular September meetings so that a notice to proceed could be issued by September 30. Completion is expected to take six months.

Administrator Fragoso reviewed the design approved by City Council in 2018, adding that monies for Phase I and II of the project appear in the FY21 budget. Council Member Bell noted the permits for all phases of work are good for five years. Administrator Fragoso added, "We are

also working to make the corrections to the encroachment on that dock which will go forward post-season. We are pursuing two different permits for the work that is being done now and then a separate one for the other dock.”

Regarding the Tidal Wave Watersports dock, Administrator Fragoso reported they are waiting on permits from the Army Corps of Engineers, adding “the Tidal Wave folks received a temporary variance from the Army Corps of Engineers that allows them to temporarily relocate the jet docks to the channel side of the floating dock through October.”

**B. Update on marina restaurant lease proposal**

Administrator Fragoso said the counterproposal offered by City Council last week was given to the IOP Families Group yesterday, and there will be a follow-up meeting about it on Wednesday.

**C Update on Public Safety Building rehabilitation project**

Administrator Fragoso said the project is on budget and ahead of schedule, with an expected completion date of November 2020. She reviewed the work that is currently in progress as well as work that is expected to be complete by week’s end. She is still scheduling walk-throughs for interested Council members.

**D. Update on Greenbelt Program application for funding for an ADA-compliant beach walkover and observation deck at 42<sup>nd</sup> Avenue**

Administrator Fragoso said the final approval for the funding for this project will go before Charleston County Council tonight. Council Member Bell said he has heard a lot of concern from residents in that area. Administrator Fragoso said residents were notified before the application was submitted and their input will be considered as the project is being designed.

It was noted that the term “observation deck” in this instance is describing a boardwalk that will include wider areas with benches where people can sit and observe the beach. This boardwalk is meant to run parallel to the already-existing emergency access path. Council Member Buckhannon said he would like to see plans for replacing any vegetation that is lost in the construction of the boardwalk. He also suggested adding the project notes to the City’s website under “Projects.”

**6. New Business**

**A. Consideration of a change order to Applied Technology Management (ATM) contract for additional services related to the Marina Dock Rehabilitation Project: water/wastewater permitting, pump out grant application, and construction administration services**

Administrator Fragoso noted this change order was presented back in May “and the decision was made to hold off until the actual project was approved as part of the FY21 budget.” She said the funds are already part of the overall budget for the project. She noted the scope of services has expanded as the project has expanded to now include the water/wastewater permitting and the pump out grant application.

**MOTION: Council Member Bell made a motion to approve the change order as submitted by ATM, and Council Member Buckhannon seconded the motion. The motion passed unanimously.**

**7. Miscellaneous Business**

The next meeting of the Real Property Committee will be Wednesday, August 5, 2020 at 1pm.

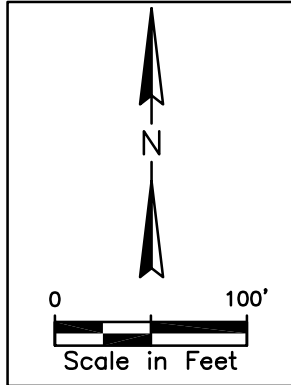
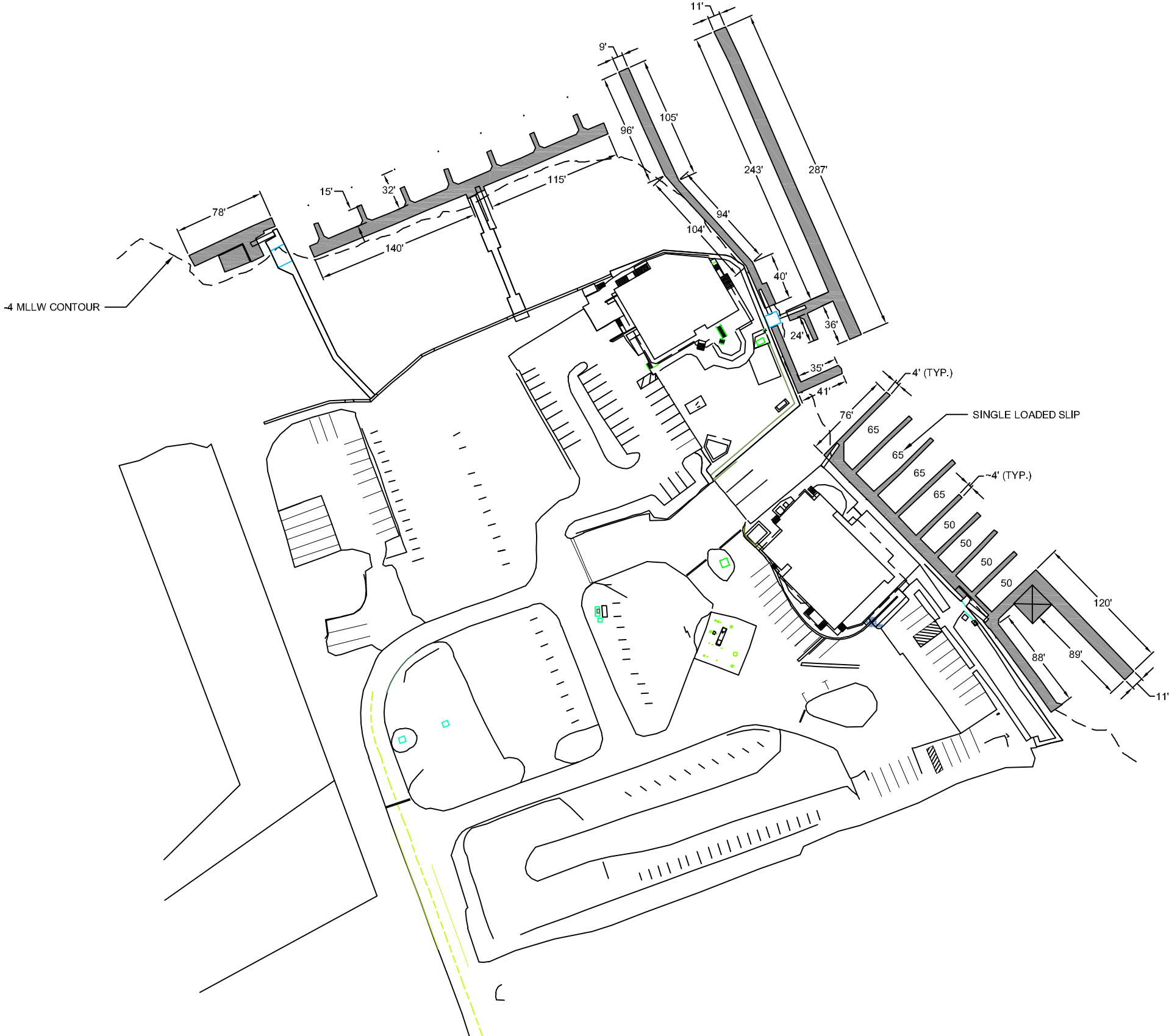
**8. Adjournment**

Council Member Bell made a motion to adjourn and Council Member Buckhannon seconded the motion. The meeting was adjourned at 1:27pm.

Respectfully submitted,

Nicole DeNeane  
City Clerk

# EXISTING MARINA LAYOUT



NOTE:  
1. UPLAND SURVEY COMPLETED BY GEL ENGINEERING LLC IN NOVEMBER 2016.

REV. No.	DATE	DRAWN BY	CHKD BY	REMARKS
4				
3				
2				
1				

DESIGNED	DRAWN	CHECKED
	MM	
DATE: 18-October-2018		
JOB NO. 18-3287		
SCALE: 1" = 50'		

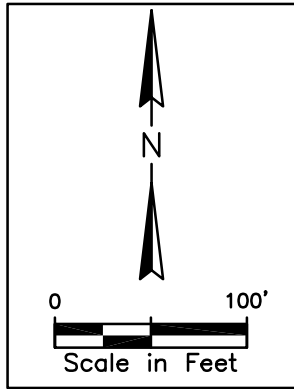
**MARINA REDEVELOPMENT  
ISLE OF PALMS MARINA  
EXISTING MARINA LAYOUT**

City of Isle of Palms  
Isle of Palms, Charleston County, SC

**ATM**  
Applied Technology & Management, Inc.  
941 Houston Northcut Blvd.  
Mt Pleasant SC, SC 29464  
(843) 414-1040  
Certificate of Authorization #00399

DRAWING NUMBER  
SHEET 1  
SHEET: OF

© 2018 Altorris LLC  
 18-3287-1OP Marina Permitting & Design (DWG) 18-3287-1OP Marina.dwg SHEET 3 10/18/18  
 \*Project 318-3287-1OP Marina Permitting & Design (DWG) 18-3287-1OP Marina.dwg SHEET 3 10/18/18  
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	<b>Applied Technology &amp; Management, Inc.</b> 941 Houston Northcut Blvd. Mt Pleasant SC, SC 29464 (843) 414-1040 Certificate of Authorization #00395
DRAWING NUMBER <b>SHEET 3</b> SHEET:                      OF	

**MARINA REDEVELOPMENT  
ISLE OF PALMS MARINA  
CONCEPT 2**  
City of Isle of Palms  
Isle of Palms, Charleston County, SC

DESIGNED KM	DRAWN MM	CHECKED
DATE: 18-October-2018		
JOB NO. 18-3287		
SCALE: 1" = 50'		

REV. No.	DATE	DRAWN BY	CHKD BY	REMARKS
4				
3				
2				
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Signature \_\_\_\_\_