



Real Property Committee

1:00 p.m., Wednesday, September 9, 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** – August 12, 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 42nd Avenue
6. **New Business**
7. **Miscellaneous Business**

Next meeting date: 1:00 p.m., Wednesday, October 7, 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
5:00pm, Wednesday, August 12, 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, Bell, and Popson

Staff Present: Administrator Fragoso

2. Approval of previous meeting's minutes – July 14, 2020

Council Member Bell made a motion to approve the minutes of the July 14 meeting, and Council Member Popson seconded the motion. The minutes passed unanimously.

3. Citizens' Comments

City Clerk DeNeane read the comments received into the record. They can be found in their entirety on the City's website alongside the agenda for this meeting.

4. Marina Tenant Comments -- none

MOTION: Council Member Bell made a motion to reorder the agenda to allow for the discussion of the Intracoastal Waterway dock before Old Business. Council Member Popson seconded the motion. The motion passed unanimously.

6. New Business

A. 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 rehabilitation project

Administrator Fragoso reported that she and ATM met with Jon Bushnell of the IOP Families Group to discuss the possible extension of the finger piers for more usability or their removal. Kirby Marshall of ATM explained that he reached out to OCRM and ACE about possibly extending the piers, and initial feedback indicates a new permit will be needed to extend them and then another permit to remove them as originally planned.

Administrator Fragoso suggested that since the City is already out for an RFP for the dock work "to include in that bid as an alternate for the contractor who performs the work on Phase 1 and Phase 2 to give us a price and a potential schedule impact of removing those finger piers as part

of this project. Doing it as an alternate would allow the City the opportunity to actually decide whether or not to move forward with it.”

Council Member Bell said this could be a non-binding way to look at the cost of the project and that it makes sense to look at it now instead of later. Administrator Fragoso said that Jon Bushnell and Brian Berrigan are receptive to the removal of the finger piers.

5. Old business

A. Update on marina dock permitting and rehabilitation project

Administrator Fragoso said, “We still have not yet received the Army Corps of Engineers’ permit for the water sports dock. So we are still waiting on that. And then an update on the dock rehabilitation project. As you know, we have been talking about, right now, it is out for bid, we have been receiving lots of questions from contractors, and we will be compiling all that and issuing an addendum after the deadline for questions comes in. We are very excited and eager to see those proposals coming in the first week of September.” She hopes to receive final approval from City Council by the end of September so a Notice to Proceed for construction can be issued by September 30.

She also reported on a meeting with Dominion Energy related to “some changes and relocations of transformers and some panels.”

B. Update on marina restaurant lease proposal

Administrator Fragoso said that negotiations continue with the IOP Families Group. Lease documents are being drafted by the real estate attorney recently engaged by the City following City Council approval. She hopes to present those documents to the Ways & Means Committee next week for discussion.

C Update on proposed ADA-compliant beach walkover and observation deck at 42nd Avenue

Administrator Fragoso reported on the Zoom meeting held recently with residents near that proposed project about the goals for the project and to hear their concerns. The main concern was increased traffic in the area. She also explained the reasoning why that site was selected for the project.

Following the meeting, staff reassessed all the beach access points to determine if another site was equally suitable. She said that the 34A beach access could be usable for this project, but it would require doubling the length of the walkover in addition to needing to create a parking area. Council Member Popson noted the extensive flooding that already happens at 32nd, which may be a similar concern at 34A.

Committee members agreed to requesting a conceptual design for the project at 34A. Keeping the emergency path as well as minimizing the amount of vegetation needing to be cut to accommodate the path were concerns expressed by Committee members.

7. Miscellaneous Business

The next meeting of the Real Property Committee is to be determined.

8. Adjournment

Council Member Bell made a motion to adjourn and Council Member Buckhannon seconded the motion. The meeting was adjourned at 5:41pm.

Respectfully submitted,

Nicole DeNeane
City Clerk