



REAL PROPERTY COMMITTEE
1:00pm, Wednesday, September 9, 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, Asst. Administrator Hanna, Director Kerr

2. Approval of previous meeting's minutes – August 12, 2020

Council Member Bell made a motion to approve the minutes of the August 12 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

5. Old business

A. Update on marina dock permitting and rehabilitation project

Administrator Fragoso reported the bid package has been out for several weeks. As numerous questions were submitted by interested parties, the proposal due date was extended to September 11 at 11am. She anticipates staff will still be able to meet their deadline of making a recommendation to the Ways & Means Committee and City Council and remain on schedule to issue a Notice to Proceed on September 30.

No permit has been received from the Army Corps of Engineers for the water sports operation dock.

B. Update on marina restaurant lease proposal

Administrator Fragoso said the lease agreement drafted by the attorneys has been sent to the IOP Families Group. Staff hopes to be able to review their comments and meet with the group on September 11 and be ready to present that to the Ways & Means Committee next week.

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

Administrator Fragoso requested more clarity from the Committee direction regarding this project. She said in addition to receiving pushback from the residents, it seemed like Committee members were not in support of cutting vegetation and adding a boardwalk at 42nd Avenue.

Director Kerr reviewed the reasoning behind selecting 42nd Avenue as the location for this boardwalk. “The City was hearing, and it was a pretty limited number of folks, but they were pretty vocal about the challenges that ADA or people with physical disabilities were facing with the ramps that were being built at that time.” The area of 42nd Avenue was selected because it was flat and “there was not a primary dune in that location that required the uphill ramp and downhill ramp. It was also short so those with challenges could park right on the street and then have a relatively short trek to the beach. And also there was already parking.” He noted that the terrain there has changed over time, but none of the other alternatives are as good as 42nd Avenue. It is still the best space to make a path for those with physical challenges without costing more.

He presented three options for the Committee which included “continue pretty much as we had planned with a new path adjacent to the existing vehicular track path at 42nd,” “improve the path that is there with a better surface than MobiMat, which has a tendency to bulge up;” or look for an alternative location.

Council Member Bell said he is “very opposed to widening the path and cutting vegetation.”

Administrator Fragoso shared a picture of an ADA-compliant path in Hilton Head, noting that while this boardwalk will stay flat, it will need routine maintenance to keep it free of sand.

Director Kerr said this path is wide enough and designed for heavy vehicular use.

Administrator Fragoso also indicated she would be reaching out to the administrators of the Greenbelt funds to see how a change in concept affects the use of the funds. Council Member Buckhannon suggested she emphasize the City’s desire to preserve green space. She said that with a less expensive project at 42nd Avenue perhaps the leftover funds could be used to improve other access areas.

MOTION: Council Member Bell made a motion to “replace the existing MobiMat with a vehicle-width suitable structure, investigating the cost, and bringing it back before the Real Property Committee for review without damaging existing vegetation in the surrounding area of a new boardwalk.” Council Member Popson seconded the motion. The motion passed unanimously.

Further consideration of additional parking spaces in that area will be discussed by the Public Safety Committee.

6. New Business

A. Discussion of improvements to other beach access paths that continue to flood

MOTION: Council Member Bell made a motion to add a discussion about improvements to existing walkways to the agenda. Council Member Popson seconded the motion. The motion passed unanimously.

Council Member Buckhannon noted the large amount of standing water lately along beach access paths, making it difficult for people to access the beach. He would like to evaluate those areas to see what can be done to improve them. Administrator Fragoso said that sand and fill have been brought in to help stabilize the areas, but it just moves water to adjacent properties. She noted that footbridges cost more money, but if less Greenbelt Funds are being used on the 42nd Avenue walkover, perhaps some of those funds could be used for footbridges. She will prepare a list of areas needing improvement for the next Real Property Committee meeting.

7. Miscellaneous Business

The next meeting of the Real Property Committee will be Wednesday, October 7, 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 1:38pm.

Respectfully submitted,

Nicole DeNeane
City Clerk