



REAL PROPERTY COMMITTEE
1:00pm, Wednesday, October 7, 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 – September 9, 2020

Council Member Bell made a motion to approve the minutes of the September 9, 2020 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

Administrator Fragoso reported that all permits for the have been received.

She added that while Army Corps of Engineers wanted the encroachment work on the floating dock done as soon as possible, they only just approved the permitting to complete the work. The other dock improvements have a 5-year timeline for completion. She noted that the process to get the permits was over a year. Council Member Bell added, "It is notable that they [Army Corps of Engineers] granted a variance to allow Tidal Wave to operate through September to not impact the season. So while it might seem like they sat on this, they were measuring, I am sure, right to that date as well knowing that we were trying not to interfere with the business at the same time."

Administrator Fragoso said the City also "offered alternative dock locations after we got the notification from the Corps requesting the encroachment to be removed."

Administrator Fragoso stated that Salmon's Dredging will evaluate the cost and timeline of moving the dock back while onsite for the rehabilitation project. She hopes to add that cost into the contract as a change order.

B. Update on marina dock rehabilitation project

Administrator Fragoso shared, "Council approved the award of the contract last month. Since then we have been working on the documents to get them executed by both parties. We have encountered a little bit of a hiccup when it comes to the Builder's Risk and the fact that the total amount of the project has now increased by virtue of the alternates that were approved. So the contractor has had some trouble securing Builder's Risk through their typical or their long-term insurance partner. We have chimed in and reached out to the City's insurance and asked them for a quote to see if they would be willing to include that in our policy through the property insurance we have for the dock." The original estimate for the Builder's Risk was \$15,000 and is now quoted at \$50,000. She added, "We are working on executing the documents for them to get the performance and payment bonds that need to be in place and also all the other insurance documents that they have to provide."

C. Update on marina restaurant lease proposal

Administrator Fragoso said, "I just received this morning the final reviewed document from our attorney. I think that we should be returning the final document to the IOP Families Group by the end of this week after Council has an opportunity to look at it and had an opportunity to ask questions or raise any concerns on that."

The goal is to have everything signed and executed by November 1.

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

Administrator Fragoso will reach out the Greenbelt Fund to determine if the changes to this project will require another pass through the approval process after City Council has approved the new design.

Director Kerr reached out to the vendor used by the Town of Hilton Head for their boardwalk paths. He shared informational slides about the installation of such a path. The cost for 480 linear square feet at 8' wide would be \$46,000 for 2" x 5/4" or \$59,000 for IPE with an additional cost of \$5,000 for installation. Adding in a 15% contingency would bring the project cost total to approximately \$75,000. The Greenbelt Fund awarded \$100,000 for the original project as designed. He also said the pricing is only guaranteed for 30 days.

Administrator Fragoso said she would like to have the Police and Fire Departments provide feedback on this new option. She expressed concern about the additional maintenance involved for this path. Council Member Buckhannon said the path currently at 42nd Avenue has always needed constant maintenance. Director Kerr said after speaking with Director Pitts about path maintenance he believes the current landscape contractor could add this into their duties.

Additionally, Administrator Fragoso pointed out that due to the cost of the project, the procurement code requires a competitive bid process unless the City can justify sole source. Committee members suggested adding a wider section to the path to allow people to “pull over” if other people or emergency vehicle would need to pass. Director Kerr will try to get an additional or longer-term quote in addition to updated quotes to include the observation area.

Director Kerr said that he did not believe additional permitting would not be necessary as long as the observation area remains behind OCRM’s jurisdictional setback line.

6. New Business

A. Discussion about addressing flooding issues on beach access paths between 21st and 41st avenues

Council Member Buckhannon said it is important to identify the areas that present the most flooding concerns and then correlate that to crosswalks and safer areas where the public can access the beach. Administrator Fragoso said a list of beach access paths needing work could be prioritized, and funding for such repair work could come from beach preservation funds and Greenbelt funds.

Council Member Bell said, “It would be helpful to map the Palm flooding to the beach access path flooding because the last thing we want to do is build great beach access paths in a flooded area that just continues to encourage people to damage the side strips on the road while we wrestle with the parking issues.”

B. Discussion on next steps for the development of a public dock and greenspace at the IOP Marina

Committee members discussed the location for possible greenspace at the Marina and whether or not greenspace was actually the best term to use to describe how the space could benefit residents. Administrator Fragoso shared a map highlighting the area the City will now maintain upon the exit of Tidal Wave Watersports.

Previous conceptual plans created prior to the 2017 referendum could be referenced as a starting point for how to create a resident water-accessible area. Administrator Fragoso reminded Committee members of Council Member Smith’s request to investigate the feasibility of kayak and paddleboard storage at the Marina.

Administrator Fragoso shared that staff is still discussing the options for securing and monitoring the area and plans to share those options with the full City Council for consideration. She also stated that she had spoken to Kirby Marshall of ATM about whether or not the permits need to be altered in any way to reflect the change in use of the space from private to public.

7. **Miscellaneous Business**

The next meeting of the Real Property Committee will be Wednesday, November 4, 2020 at 1pm.

8. **Adjournment**

Council Member Bell made a motion to adjourn and Council Member Popson seconded the motion. The meeting was adjourned at 1:59pm.

Respectfully submitted,

Nicole DeNeane
City Clerk