



**Real Property Committee**  
1:30 p.m., Monday, January 4, 2021  
1207 Palm Boulevard, Isle of Palms, SC

**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:**

All citizens who wish to speak during the meeting must email their first and last name, address and topic to [rhanna@iop.net](mailto:rhanna@iop.net) no later than **3:00 p.m. the business day before the meeting**. Citizens who sign up to speak will receive an email with instructions to join the meeting via Zoom. All verbal comments will have a time limit of three (3) minutes. Speakers must turn on their video and make sure that their actual name shows up as their Zoom identifier, and mute themselves after their comments.

Citizens may also provide written 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. **Election of Chair and Vice Chair**
3. **Approval of previous meeting's minutes** – November 4, 2020
4. **Citizens' Comments**
5. **Marina Tenants Comments**
6. **Old Business**
  - a. Update on marina dock rehabilitation project
  - b. Update on proposed ADA compliant dual purpose beach boardwalk at 42<sup>nd</sup> Avenue
  - c. Discussion of conceptual design of the proposed public dock and greenspace at the IOP Marina
7. **New Business**
8. **Miscellaneous Business**  
Next meeting date: 1:30 p.m., Monday, February 1, 2021
9. **Adjournment**



**REAL PROPERTY COMMITTEE**  
**1:00pm, Wednesday, November 4, 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 – October 7, 2020**

Council Member Bell made a motion to approve the minutes of the October 7, 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 rehabilitation project**

Administrator Fragoso reported, "We had a pre-construction meeting with the stakeholders last month that was well attended and turned out to be very productive. Yesterday, the Marina Manager, Brian, held another pre-construction meeting with ATM and the contractor and his subtenants to talk about scheduling and just kind making sure that they are well aware of the project and how that going to be affecting the operation somewhat during the construction. Again, very well received and successful. I've got really good feedback from both Brian and Kirby [of ATM] on this meeting yesterday."

She continued, "The design for the fuel hut has been submitted to the Building Department's office for review and approval. Then it will be submitted to Salmon's Dredging for pricing." She added that the marina manager is paying for the design of the hut as it is not covered in the \$100,000 placeholder for the construction.

Additionally, she said, "We have submitted requests to the contractors to Salmon's on a couple of items for potential change orders for us to consider. One, as you all know, is for the relocation

of the former water sports dock out of the setback line that is encroaching into the intercoastal waterway along the outside of the floating dock. We have not yet received pricing for that, but they are working on it. We have also requested Salmon's to provide some pricing for the improvement to the boat ramp. We have heard some concerns from users and from the Marina Manager about the drop off at the end of the boat ramp. The boat ramp is part of the lease premises to Marina Joint Ventures, so any improvements would have to be covered by the tenant, by Marina Joint Ventures... We have executed the change order in the amount of \$1,500 for the electrical redesign of the electrical panel that was originally contemplated very close to the sandpit area of the restaurant, and at the request of these potential new tenants for the restaurant, we are working with ATM and with the contractor to relocate that electrical panel to the area behind the sound stage. It makes more sense. Our Fire Department feels like it is a better area. It will be better protected. So we have approved the change order with the understanding that the restaurant tenants will be covering any additional expense related to that relocation, which has been estimated to be between \$10,000-\$15,000. It could be a lot less, but we won't know yet until we get those designs in front of the contractor for pricing. We are also working on the coordination with Dominion Energy for the relocation of the transformer. I think that is very close to the outside bar area at the restaurant. A new transformer is going to be installed in that grassy area that separates the boat ramp from the parking lot to the restaurant. That will be feeding the docks that are along Morgan Creek that are in front of the restaurant."

She reported that the bulkhead recoating process begins November 17 beginning on the Dewees Marina property line side. She said the contractor also plans to do some utility work concurrently with the recoating work. Committee members noted the noise involved in the bulkhead recoating process and would like to see the work done during times as dictated by City ordinance.

Lastly, Administrator Fragoso reported that the first set of docks for the area between Dewee's and the boat ramp will be arriving in mid-January. The second set should arrive in February.

The contract for the Builder's Risk insurance has been executed.

**B. Update on proposed ADA-compliant walkover at 42<sup>nd</sup> Avenue**

Administrator Fragoso said City Council will need to approve the new project as the scope of work has changed. Once Council approves that change, staff will submit an application to the Greenbelt program for approval of the project and using the same amount of money that was previously allocated to the City. Director Kerr continues to work on securing additional pricing for the project. After the Greenbelt program approves the project, the City will need to go through the bidding process.

**MOTION: Council Member Bell made a motion to recommend the changed scope of work for the ADA-compliant beach walkover at 42<sup>nd</sup> Avenue to City Council for approval. Council Member Popson seconded the motion. The motion passed unanimously.**

**C. Discussion of improving beach access paths between 21<sup>st</sup> and 41<sup>st</sup> avenues with the installation of foot bridges at key locations**

Administrator Fragoso said the previously award monies unused from the changed walkover project (approximately \$110,00) could be rolled over into a new request to the Greenbelt fund for the improvement of beach access paths between 21<sup>st</sup> and 41<sup>st</sup> avenues.

Director Pitts and Asst. Director Asero completed an inventory of the beach access path and identified those in most need of improvement: 28<sup>th</sup>, 29<sup>th</sup>, 32<sup>nd</sup>, 34<sup>th</sup>, 36<sup>th</sup>, 37<sup>th</sup>, 39<sup>th</sup>, 45<sup>th</sup>, and 50<sup>th</sup> avenues. Cost estimates are being sought, but they will be high due to the increase in the cost of lumber.

**D. Discussion of conceptual designs of the proposed public dock and greenspace at the IOP Marina**

Administrator Fragoso and Director Kerr met with island resident and landscape architect, Kelly Messier, to discuss plans for the City's space at the marina. A conceptual design provided pro bono by Ms. Messier was reviewed with Committee members. The design has also been shared with the Marina Manager and the IOP Families Group who were in favor of the concept. A path around the perimeter of the property would segregate pedestrian and bike traffic from vehicular traffic.

Committee members responded positively to the conceptual design and would like to have more resident engagement in the project. Administrator Fragoso pointed out that the entryway design does take up some of the limited parking spaces allotted to the City. She also said this could be an opportunity for residents to donate to project costs through engraved bricks, benches, and other elements.

Administrator Fragoso added, "There are challenges that need to be overcome, and this really needs to be a partnership. We were just asked to think big or think possible, and this is certainly possible with everybody's participation. And it may not end up looking exactly like this, but certainly I think it is a good first draft of what is possible."

6. **New Business** -- none

7. **Miscellaneous Business**

The next meeting of the Real Property Committee will be scheduled for January 2021.

8. **Adjournment**

Council Member Bell made a motion to adjourn and Council Member Popson seconded the motion. The meeting was adjourned at 1:42pm.

Respectfully submitted,

Nicole DeNeane  
City Clerk