



Real Property Committee

1:30 p.m., Monday, April 5, 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>

All citizens who wish to speak remotely during the meeting must email their first and last name, address and topic to rhanna@iop.net no later than **3:00 p.m. the 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. Remote 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. **Approval of previous meeting's minutes** – March 1, 2021
3. **Citizens' Comments**
4. **Marina Tenants Comments**
5. **Old Business**
 - a. Update on marina dock rehabilitation project
 - b. Update on proposed ADA compliant dual purpose beach boardwalk at 42nd Avenue beach access
 - c. Update on the proposed public dock and greenspace at the IOP Marina
6. **New Business**
7. **Miscellaneous Business**

Next meeting date: 1:30 p.m., Monday, May 3, 2021
8. **Executive Session** – If needed.
9. **Adjournment**



REAL PROPERTY COMMITTEE

1:30pm, Monday, March 1, 2021

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 Moye, Popson, and Streetman

Staff Present: Administrator Fragoso, Asst. Administrator Hanna, Director Kerr

2. Approval of previous meeting's minutes – February 1, 2021

MOTION: Council Member Moye made a motion to approve the minutes of the February 1, 2021 meeting and Council Member Popson seconded the motion.

VOTE: The amended minutes passed unanimously.

3. Citizens' Comments -- none

Council Member Streetman encouraged citizen participation in committee meetings through email, the comment forum, and signing up to speak at Zoom meetings.

4. Marina Tenant Comments -- none

5. Old business

A. Update on marina rehabilitation project

Asst. Administrator Hanna reported that the change order is being executed. The first shipment of the floating dock is due at the end of the month. He also stated that the rust reported on the bulkhead is actually staining that will be recoated. He will research the warranty on the bulkhead recoating material.

B. Update on proposed ADA-compliant dual-purpose beach boardwalk at 42nd Avenue

Asst. Administrator Hanna said that the RFP for this project is about ready to go out. They are waiting for approval from OCRM for the change in materials. Director Kerr said that OCRM has reverified they will not permit an extension of the boardwalk farther towards the ocean than either the seaward toe of the primary dune or the first stable line of vegetation, whichever is closest to the ocean. The length of the path will be specified in the RFP, and the last measurement was 280'.

Landscape designs will be developed and be part of the bid packet once the parameters are set. The RFP and the turnaround for OCRM approval will be done concurrently. Director Kerr said there may be a slight increase in the cost of the materials.

C. Update the proposed public dock and greenspace at the IOP Marina

Asst. Administrator Hanna said the design process for this space is ongoing. Director Kerr said Kelly Messier continues to help the City with this project, identifying the appropriate fixtures and helping create a budget. Staff is also speaking with the restaurant owners “to ensure there is going to be some tie together between the greenspace and their parking lot and ultimately their building.”

Council Member Moye encouraged staff to continue working on the plans and locating funding sources for the project so that once the litigation is complete work can begin.

6. New Business

A. Discussion of potential partnership with the IOP Water & Sewer Commission for the creation of greenspace at the 7th Avenue lot

Administrator Fragoso said the Water & Sewer Commission would like to partner with the City to develop the unused portion of the lot they recently purchased for a future lift station. She plans to meet with General Manager Chris Jordan about the possibilities. Director Kerr said the BOZA approval for the lot gave the Water & Sewer Commission the flexibility as to where the lift station will be located on the property.

Administrator Fragoso said she and General Manager Jordan will discuss ideas and develops some concepts to share with the City Council and the community.

B. Discussion of FY22 Operating Budget for IOP Marina and Front Beach

Administrator Fragoso reviewed highlights of the operating budgets for the Marina and Front Beach. \$70,000 per year for the next five years is being set aside to repair sidewalks along Ocean Boulevard between 10th and 14th avenues. Council Member Streetman asked that curb repair be added to the scope of the project.

Administrator Fragoso said there are no replacement costs for the kiosks as the intent is to move towards mobile app for paid parking.

7. Miscellaneous Business

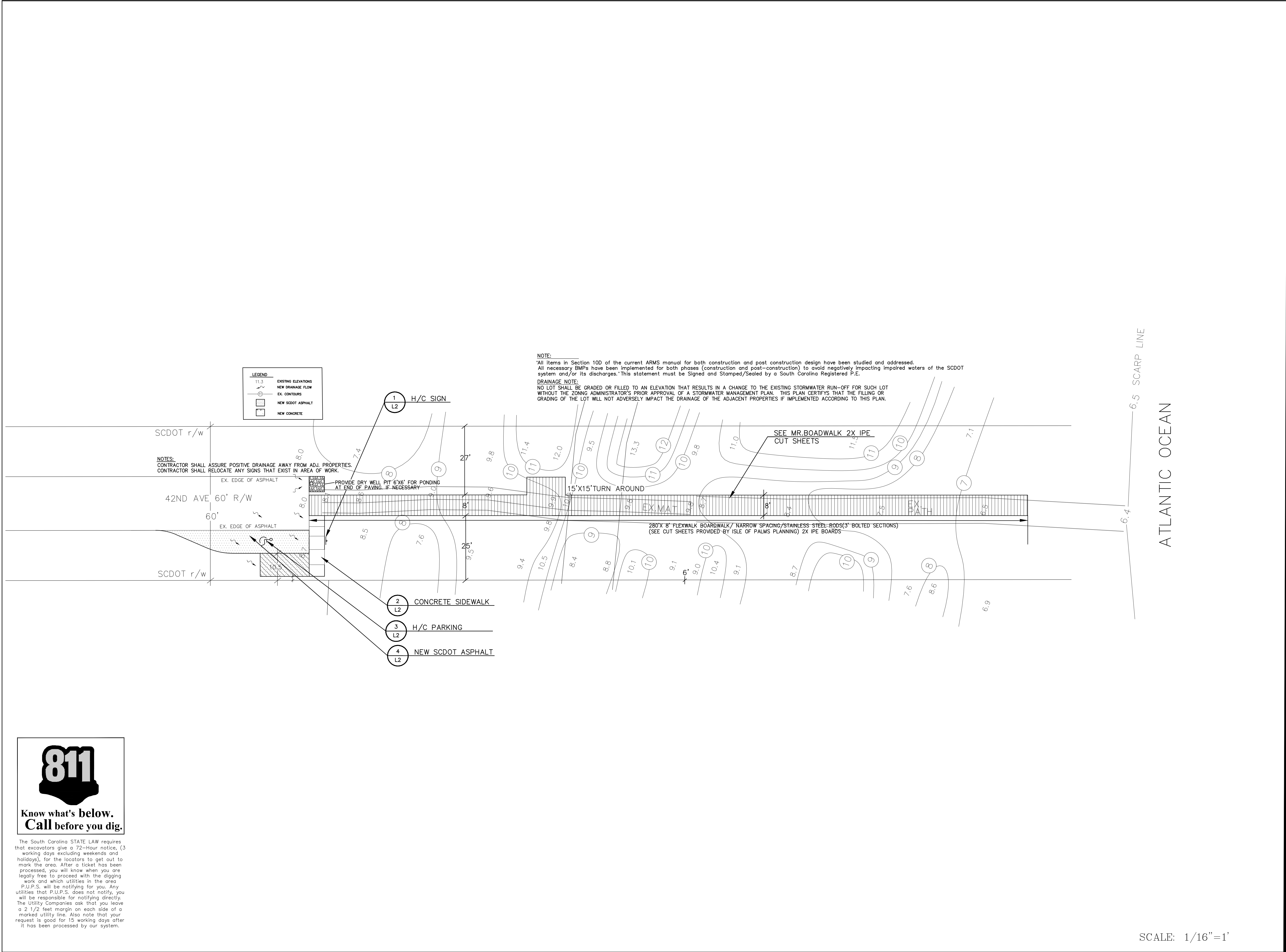
The next meeting of the Real Property Committee will be held on Monday, April 5, 2021 at 1:30pm.

8. Adjournment

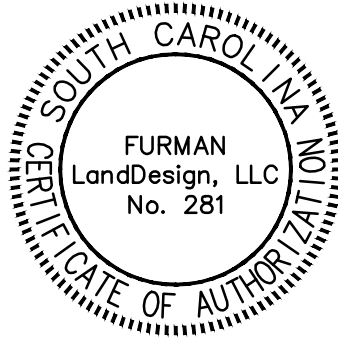
Council Member Popson made a motion to adjourn and Council Member Moye seconded the motion. The meeting was adjourned at 2:15pm.

Respectfully submitted,

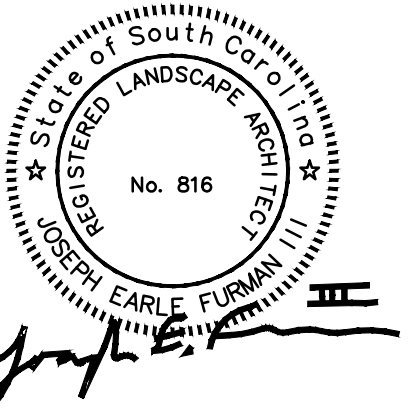
Nicole DeNeane
City Clerk



The South Carolina STATE LAW requires that excavators give a 72-Hour notice, (3 working days excluding weekends and holidays), for the locators to get out to mark the area. After a ticket has been processed, you will know when you are legally free to proceed with the digging work and which utilities in the area P.U.P.S. will be notifying for you. Any utilities that P.U.P.S. does not notify, you will be responsible for notifying directly. The Utility Companies ask that you leave a 2 1/2 feet margin on each side of a marked utility line. Also note that your request is good for 15 working days after it has been processed by our system.



42ND AVENUE
CITY OF ISLE OF PALMS



Revision:	Date:
.	3/23/21
.	3/27/21
.	
.	

WALKWAY
SITE
PLAN
L1

SCALE: 1/16"=1'

3. IF NECESSARY, SLOPES, WHICH EXCEED EIGHT (8) VERTICAL FEET SHOULD BE STABILIZED WITH SYNTHETIC OR VEGETATIVE MATS, IN ADDITION TO HYDROSEEDING. IT MAY BE NECESSARY TO INSTALL TEMPORARY SLOPE DRAINS DURING CONSTRUCTION. TEMPORARY BERMS MAY BE NEEDED UNTIL THE SLOPE IS BROUGHT TO GRADE.
2. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN FOURTEEN (14) DAYS AFTER WORK HAS CEASED, EXCEPT AS STATED BELOW.
 - WHERE STABILIZATION BY THE 14th DAY IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS
 - STABILIZATION MEASURES MUST BE INITIATED AS SOON AS PRACTICABLE.
 - WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH-DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 14 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
3. ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED ONCE CALENDAR EVERY WEEK. IF PERIODIC INSPECTION OR OTHER INFORMATION INDICATES THAT A BMP HAS BEEN INAPPROPRIATELY, OR INCORRECTLY, THE PERMITTEE MUST ADDRESS THE NECESSARY REPLACEMENT OR MODIFICATION REQUIRED TO CORRECT THE BMP WITHIN 48 HOURS OF IDENTIFICATION.
4. PROVIDE SILT FENCE AND/OR OTHER CONTROL DEVICES, AS MAY BE REQUIRED, TO CONTROL SOIL EROSION DURING UTILITY CONSTRUCTION. ALL DISTURBED AREAS SHALL BE CLEANED, GRADED, AND STABILIZED WITH GRASSING IMMEDIATELY AFTER THE UTILITY INSTALLATION. FILL, COVER, AND TEMPORARY SEEDING AT THE END OF EACH DAY ARE RECOMMENDED. IF WATER IS ENCOUNTERED WHILE TRENCHING, THE WATER SHOULD BE FILTERED TO REMOVE SEDIMENT BEFORE BEING PUMPED BACK INTO ANY WATERS OF THE STATE.
5. ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED DURING ALL PHASES OF CONSTRUCTION UNTIL THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND ALL DISTURBED AREAS HAVE BEEN STABILIZED. ADDITIONAL CONTROL DEVICES MAY BE REQUIRED DURING CONSTRUCTION IN ORDER TO CONTROL EROSION AND/OR OFFSITE SEDIMENTATION. ALL TEMPORARY CONTROL DEVICES SHALL BE REMOVED ONCE CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED.
6. THE CONTRACTOR MUST TAKE NECESSARY ACTION TO MINIMIZE THE TRACKING OF MUD ONTO PAVED ROADWAY(S) FROM CONSTRUCTION AREAS AND THE GENERATION OF DUST. THE CONTRACTOR SHALL DAILY REMOVE MUD/SOIL FROM PAVEMENT, AS MAY BE REQUIRED.
7. RESIDENTIAL SUBDIVISIONS REQUIRE EROSION CONTROL FEATURES FOR INFRASTRUCTURE AS WELL AS FOR INDIVIDUAL LOT CONSTRUCTION. INDIVIDUAL PROPERTY OWNERS SHALL FOLLOW THESE PLANS DURING CONSTRUCTION OR OBTAIN APPROVAL OF AN INDIVIDUAL PLAN IN ACCORDANCE WITH S.C. REG. 72-300 ET SEQ. AND SCR100000.
8. TEMPORARY DIVERSION BERMS AND/OR DITCHES WILL BE PROVIDED AS NEEDED DURING CONSTRUCTION TO PROTECT WORK AREAS FROM UPSLOPE RUNOFF AND/OR TO DIVERT SEDIMENT-LADEN WATER TO APPROPRIATE TRAPS OR STABLE OUTLETS.
9. ALL WATERS OF THE STATE (WOS), INCLUDING WETLANDS, ARE TO BE FLAGGED OR OTHERWISE CLEARLY MARKED IN THE FIELD. A DOUBLE ROW OF SILT FENCE IS TO BE INSTALLED IN ALL AREAS WHERE A 50-FOOT BUFFER CAN'T BE MAINTAINED BETWEEN THE DISTURBED AREA AND ALL WOS. A 10-FOOT BUFFER SHOULD BE MAINTAINED BETWEEN THE LAST ROW OF SILT FENCE AND ALL WOS.
10. LITTER, CONSTRUCTION DEBRIS, OILS, FUELS, AND BUILDING PRODUCTS WITH SIGNIFICANT POTENTIAL FOR IMPACT (SUCH AS STOCKPILES OF FRESHLY TREATED LUMBER) AND CONSTRUCTION CHEMICALS THAT COULD BE EXPOSED TO STORM WATER MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE IN STORM WATER DISCHARGES.
11. A COPY OF THE SWPPP, INSPECTIONS RECORDS, AND RAINFALL DATA MUST BE RETAINED AT THE CONSTRUCTION SITE OR A NEARBY LOCATION EASILY ACCESSIBLE DURING NORMAL BUSINESS HOURS, FROM THE DATE OF COMMENCEMENT OF CONSTRUCTION ACTIVITIES TO THE DATE THAT FINAL STABILIZATION IS REACHED.
12. INITIATE STABILIZATION MEASURES ON ANY EXPOSED STEEP SLOPE (3H:1V OR GREATER) WHERE LAND-DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED, AND WILL NOT RESUME FOR A PERIOD OF 7 CALENDAR DAYS.
13. MINIMIZE SOIL COMPACTION AND, UNLESS INFEASIBLE, PRESERVE TOPSOIL.
14. MINIMIZE THE DISCHARGE OF POLLUTANTS FROM EQUIPMENT AND VEHICLE WASHING, WHEEL WASH WATER, AND OTHER WASH WATERS. WASH WATERS MUST BE TREATED IN A SEDIMENT BASIN OR ALTERNATIVE CONTROL THAT PROVIDES EQUIVALENT OR BETTER TREATMENT PRIOR TO DISCHARGE;
15. MINIMIZE THE DISCHARGE OF POLLUTANTS FROM DEWATERING OF TRENCHES AND EXCAVATED AREAS. THESE DISCHARGES ARE TO BE ROUTED THROUGH APPROPRIATE BMPs (SEDIMENT BASIN, FILTER BAG, ETC.).
16. THE FOLLOWING DISCHARGES FROM SITES ARE PROHIBITED:
 - WASTEWATER FROM WASHOUT OF CONCRETE, UNLESS MANAGED BY AN APPROPRIATE CONTROL;
 - WASTEWATER FROM WASHOUT AND CLEANOUT OF STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS;
 - FUELS, OILS, OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE; AND
 - SOAPS OR SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING.
17. AFTER CONSTRUCTION ACTIVITIES BEGIN, INSPECTIONS MUST BE CONDUCTED AT A MINIMUM OF AT LEAST ONCE EVERY CALENDAR WEEK AND MUST BE CONDUCTED UNTIL FINAL STABILIZATION IS REACHED ON ALL AREAS OF THE CONSTRUCTION SITE.
18. IF EXISTING BMPs NEED TO BE MODIFIED OR IF ADDITIONAL BMPs ARE NECESSARY TO COMPLY WITH THE REQUIREMENTS OF THIS PERMIT AND/OR SC'S WATER QUALITY STANDARDS, IMPLEMENTATION MUST BE COMPLETED BEFORE THE NEXT STORM EVENT WHENEVER PRACTICABLE. IF IMPLEMENTATION BEFORE THE NEXT STORM EVENT IS IMPRACTICABLE, THE SITUATION MUST BE DOCUMENTED IN THE SWPPP AND ALTERNATIVE BMPs MUST BE IMPLEMENTED AS SOON AS REASONABLY POSSIBLE.
19. A PRE-CONSTRUCTION CONFERENCE MUST BE HELD FOR EACH CONSTRUCTION SITE WITH AN APPROVED ON-SITE SWPPP PRIOR TO THE IMPLEMENTATION OF CONSTRUCTION ACTIVITIES. FOR NON-LINEAR PROJECTS THAT DISTURB 10 ACRES OR MORE THIS CONFERENCE MUST BE HELD ON-SITE UNLESS THE DEPARTMENT HAS APPROVED OTHERWISE.

- 1) ALL PARKING LOT STRIPING SHOWN SHALL BE PERFORMED BY THE CONTRACTOR USING WHITE TRAFFIC MARKING PAINT UNLESS NOTED OTHERWISE BELOW. PAINT SHALL BE SHERWIN-WILLIAMS "PRO-MAR" TRAFFIC MARKING PAINT OR GULDEN TRAFFIC PAINT AND SHALL BE APPLIED IN TWO COATS AND IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
- 2) ITEMS TO BE PAINTED WHITE INCLUDE: PARKING STALLS; DIRECTIONAL ARROWS OF SIZE AND LOCATIONS INDICATED; STOP BARS; AND STRIPED ISLANDS.
- 3) ITEMS REQUIRING YELLOW PAINT INCLUDE RAISED DIVIDERS AND/OR MEDIANS; ALL SITEWORK PROTECTIVE GUARD POSTS BEYOND (5) FIVE FEET OF THE BUILDING; STEEL PIPE BASE OF HANDICAP PARKING SIGNS; HANDICAP RAMPS.
- 4) ITEMS REQUIRING BLUE PAINT INCLUDE HANDICAP PARKING STALLS AND SYMBOLS; ALL STRIPED ISLANDS ADJACENT TO HANDICAP PARKING SPACES; AND ALL PEDESTRIAN CROSSING AREAS.
- 5) SEE ARCHITECTURAL PLANS FOR ADDITIONAL STRIPING REQUIREMENTS.

1) THE CONTRACTOR SHALL FURNISH AND INSTALL "HANDICAPPED PARKING" SIGNS WITH IDENTIFYING HANDICAPPED SYMBOL AT ALL HANDICAPPED PARKING SPACES. SIGNS SHALL BE 12"x18", 0.080 ALUMINUM WITH BAKED ENAMEL FINISH. SIGNS SHALL HAVE WHITE LETTERING ON BLUE BACKGROUND, WITH INSTALLATION AS SHOWN ON THE DETAIL SHEET. SIGNS SHALL CONFORM TO FEDERAL HIGHWAY ADMINISTRATION AND/OR SCDHPT SPECIFICATIONS. INCLUDE "VAN ACCESSIBLE" SIGNAGE WHERE APPLICABLE.

