



Real Property Committee

1:30 p.m., Monday, February 1, 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 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. 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** – January 4, 2021
- 3. Citizens' Comments**
- 4. Marina Tenants Comments**
Update on construction of Marina Restaurant – Jon Bushnell and Dave Lorenz
- 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 Front Beach patio area improvements
 - d. Discussion of conceptual design of the proposed public dock and greenspace
 - e. at the IOP Marina
- 6. New Business**
 - a. Discussion and consideration of Noise Agreement with Marina Restaurant
 - b. Discussion of FY22 10-year capital plan for IOP Marina and Front Beach
- 7. Miscellaneous Business**
Next meeting date: 1:30 p.m., Monday, March 1, 2021
- 8. Executive Session** – If needed.
- 9. Adjournment**



REAL PROPERTY COMMITTEE

1:30pm, Monday, January 4, 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. Election of Chair and Vice Chair

Council Member Moye nominated Council Member Streetman for Chair of the Real Property Committee. Council Member Popson seconded the nomination. The vote was unanimous for Council Member Streetman as Chair of the Real Property Committee.

Council Member Moye nominated Council Member Popson for Vice Chair of the Real Property Committee. Council Member Streetman seconded the nomination. The vote was unanimous for Council Member Popson as Chair of the Real Property Committee.

3. Approval of previous meeting's minutes – November 4, 2020

Council Member Popson made a motion to approve the minutes of the November 4, 2020 meeting and Council Member Moye seconded the motion. The minutes passed unanimously.

4. Citizens' Comments -- none

5. Marina Tenant Comments -- none

6. Old business

A. Update on marina rehabilitation project

Administrator Fragoso reported that the bulkhead cleaning is ongoing and going smoothly. They have been working around the tide schedule which has been challenging but also successful. She is reviewing a change order along with ATM which will credit the City \$37,000 for the specified joint sealant that is no longer being manufactured. The epoxy being applied has been determined to be sufficient, and the contractor is suggesting the resulting savings should be used for ongoing maintenance of the bulkhead.

ATM is reviewing the layout for the submittal to the dock manufacturer, who has indicated some delay in the delivery of the dock. An updated work schedule will be provided to the Committee and all stakeholders.

Administrator Fragoso also reported, “we have currently received a new pay application from Salmon’s Dredging that we are evaluating. We are also in the process of executing the boating infrastructure grants the City received for the components of the fuel hut and the fuel dock, roughly around \$60-70,00 that the City was awarded.” The contract is being reviewed by DNR and the City Attorney. The matching funds for this grant are already included in the project budget.

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

Administrator Fragoso gave a brief history of the project for the benefit of Council members Moye and Streetman. She reported the City has submitted a letter to the Greenbelt Fund for the new project. No response has been received to date, but that committee meets later this month. She also shared that she spoke with the Executive Director of the fund who does not anticipate there being an issue with approving the new scope of the project. The cost of the new project is approximately \$75,000, which includes installation and contingency. The budget for the original project was approximately \$130,000. Unused monies remain in the City’s greenbelt fund and can be used for additional beach access improvements. The revised project costs include the additional space to the side of the beach boardwalk for people to step out of the main pathway.

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

Administrator Fragoso reported she has received feedback on the proposed project from the restaurant owners and will be following up with the Marina Manager for his feedback. Staff is also working on getting pricing for the design. Administrator Fragoso expressed thanks to citizens who provided input on the plan for the public dock and greenspace. Staff will be meeting with Kelly Messier soon to review the comments and see what changes she would propose based on the comments. A revised plan and the public comments will be presented to the Committee. Committee members thanked Kelly Messier for her design work.

6. New Business -- none

7. Miscellaneous Business

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

8. Adjournment

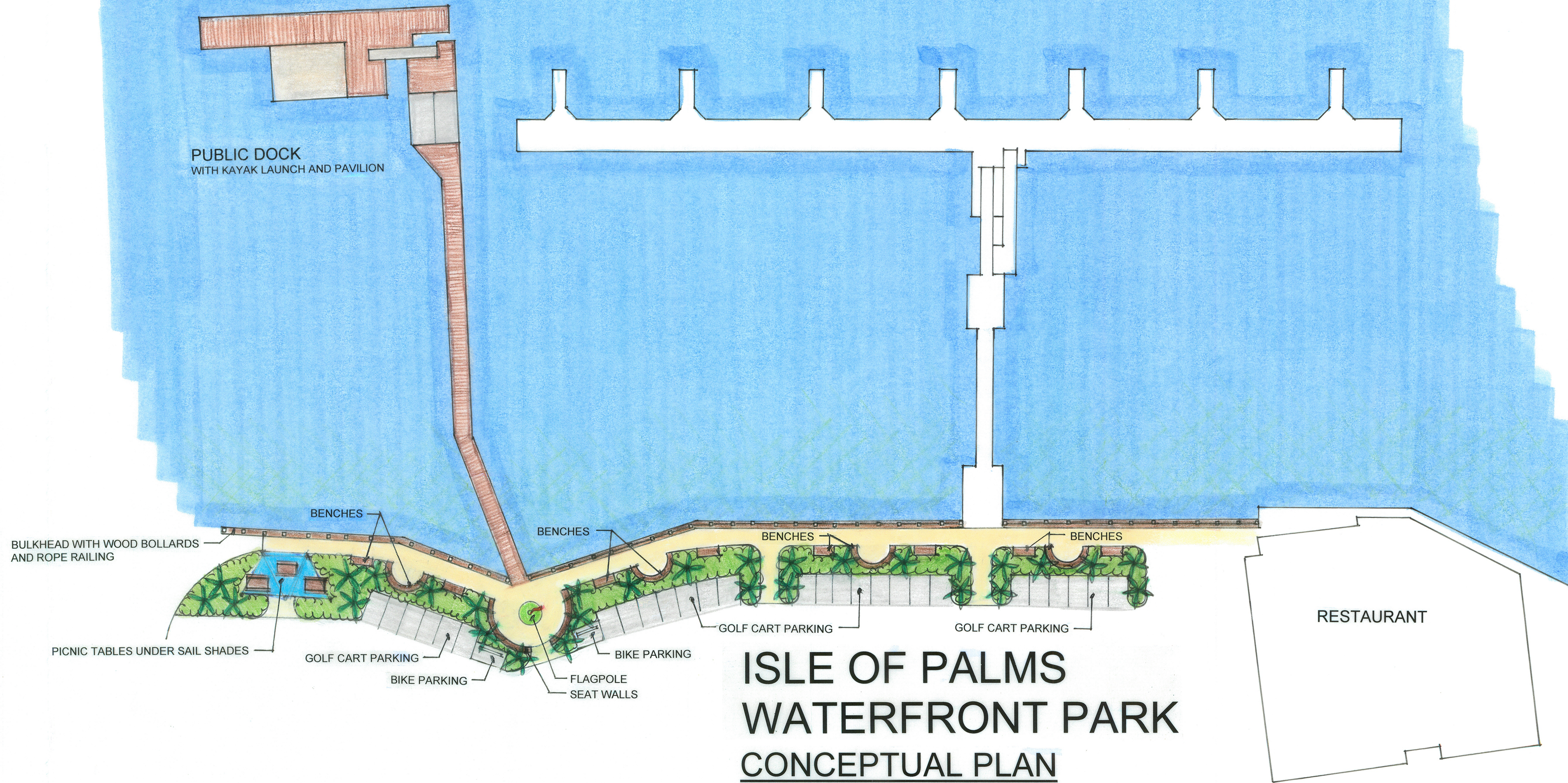
Council Member Popson made a motion to adjourn and Council Member Moye seconded the motion. The meeting was adjourned at 1:54pm.

Respectfully submitted,

Nicole DeNeane
City Clerk







ISLE OF PALMS WATERFRONT PARK CONCEPTUAL PLAN

SCALE: 1" = 20'

1/25/21

Kelly D. Messier
Landscape Architecture & Planning, LLC

NOISE CONTROL AGREEMENT

1. The City hereby agrees and grants permission for Tenant to use, maintain or operate loudspeakers, amplifiers or other mechanical or electrical devices for increasing the volume of sound

upon the outdoor public grounds immediately surrounding the Tenant's restaurant, subject to the following conditions:

A. Tenant agrees to at all times comply with the provisions of the City's noise ordinance, as may be amended from time to time;

B. Tenant agrees to employ sufficient noise abatement measures to ensure that the amplified sound is not in violation of the City's noise ordinance and cannot be heard inside residences in the adjacent neighborhoods;

C. Tenant agrees to promptly lower amplified sound levels when it determines or is informed that sound levels are too high. Tenant will be on notice that sound levels are too high if any of the following situations occur:

- i. Amplified music can be heard inside residences in adjacent neighborhoods;
- ii. Residents have made complaints to the Tenant or the City Police Department;
- iii. City Police Officers have notified Tenant of complaints.

D. Tenant will provide the City with the name and phone number of the manager who is responsible for noise compliance. If residents contact this person, he/she will immediately determine whether sound levels are too high, and if so, promptly lower sound levels as needed to comply with this Agreement and the City's noise ordinance. The Tenant will have twenty-four (24) hours to respond to any noise complaints. The Tenant shall have thirty (30) days to cure sound level problems by establishing lower levels, adding additional sound abating materials, and/or developing policies to ensure ongoing compliance with this Agreement.

2. In the event that Tenant violates any one of the conditions set forth herein, the City

may immediately terminate this Agreement.

IN WITNESS WHEREOF, the parties hereto, by and through their undersigned agents, have executed this Agreement as of the date stated above.

WITNESS:

The City of Isle of Palms, S.C.

By: _____

Title: _____

Marker116, LLC

By: _____

Title: _____

DRAFT

[illegible]

	A	B	C	D	E	F	G	H	I	J	K	L	M
1		City of Isle of Palms 10-Year Capital Plan											
2		Expenditures for assets or projects > \$5000 **Expenditures less than \$5,000 are included in operating budgets**											
3		DRAFT #1											
4													
5	Total		FY22		FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31
6	Fleet												
7													
8													
262		Beach Maintenance and Monitoring											
263													
264		Design & permitting of next large scale off-shore project				700,000							
265		Feasibility Study - Breach Inlet Project	30,000										
266		Construction of next large scale off-shore project						20,000,000					
267		Update Beach Management Plan	20,000						20,000				
268		Required post project monitoring (years 2-5 per CSE contract)			15,252								
269		Ongoing monitoring of shoreline	60,000		60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000
270		Subtotal Beach Maintenance	110,000		75,252	760,000	60,000	20,060,000	80,000	60,000	60,000	60,000	60,000
271													
272		Grand Total Beach Restoration and Monitoring	110,000		75,252	760,000	60,000	20,060,000	80,000	60,000	60,000	60,000	60,000
273													
274													
275		Isle of Palms Marina											
276													
277		Replace marina docks (FY32+)											
278		Replace bulkhead (FY32+)											
279		Replace boat ramp (FY32+)											
280													
281		Subtotal Capital							-			-	-
282													
283		Facilities Maintenance											
284		Marina maintenance contingency for common areas not covered by leases. Calculated as .5% of insured boat ramp, bulkhead and dock value.	26,251		26,251	26,251	26,251	26,251	26,251	26,251	26,251	26,251	26,251
285		Re-coat marina bulkhead							450,000				
286		Subtotal	26,251		26,251	26,251	26,251	26,251	476,251	26,251	26,251	26,251	26,251
287													
288													
289		Grand Total Marina	26,251		26,251	26,251	26,251	26,251	476,251	26,251	26,251	26,251	26,251