



CITY COUNCIL MEETING
6:00pm, Tuesday, July 28, 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 Popson, Streetman, Moye, Ward, Buckhannon, Bell, Pounds, and Smith, and Mayor Carroll

Staff Present: Administrator Fragoso, Asst. Administrator Hanna, Treasurer Suggs, Attorney Copeland, various department heads

2. Readings of the Journals of Previous Meetings

MOTION: Council Member Streetman made a motion to approve the minutes of City Council Meeting held on June 23, 2020, the emergency meetings held on June 26 and July 15, 2020, and the Special Meeting held on July 9, 2020. Council Member Pounds seconded the motion.

Council Member Smith asked that the minutes of the July 9, 2020 Special Meeting include a notation of her opposition of the parking restrictions in Emergency Ordinance 2020-11 and subsequent vote in favor of the ordinance in support of the restrictions on bars and nightclubs.

VOTE: The amended minutes passed unanimously.

3. Citizens' Comments – attached to these minutes

Over 150 comments were received prior to the meeting. The City Clerk read the comments for the 30 minutes allotted for Citizens' Comments. Those comments and the remaining unread comments are attached to these minutes.

In response to the comments, Mayor Carroll said, "We are doing what our residents wanted us to do and I hope we can find a solution for this pandemic that is overwhelming the world. But thank everybody for writing to us."

Council Member Moye asked if comments of similar topic could be aggregated last time so that more comments could be read into the record.

4. Reports from Standing Committees

A. Ways and Means Committee

i. **Consideration of engaging First Tryon in the amount of \$15,000 as financial advisor to guide and assist with proposed debt issues related to the Phase III Drainage and Marina Dock Rehabilitation projects.**

MOTION: Council Member Pounds made a motion to approve and Council Member Ward seconded the motion.

David Cheatwood, Managing Director of First Tryon, gave a presentation about the services provided by his company as well as their background, their client reach in North & South Carolina and Georgia, and their approach to working with clients similar to the Isle of Palms.

VOTE: The motion passed unanimously.

ii. **Consideration of request from the IOP Water & Sewer Commission for approval of a \$16M bond issue for the decommissioning and relocation of the Wild Dunes wastewater treatment plant**

MOTION: Council Member Pounds made a motion to approve, and Council Member Ward seconded the motion.

Chris Jordan, General Manager of the Isle of Palms Water & Sewer Commission, gave a shortened version of the PowerPoint presentation given to the Ways & Means Committee last week. Council members Streetman and Bell mentioned their tours of the water treatment plant and spoke of the need for the Wild Dunes plant to be decommissioned. Council Member Bell also spoke with concern about the sewer customers bearing the costs of the bond and the need to provide a financial plan to incentivize customers to join the sewer system.

VOTE: The motion passed unanimously.

iii. **Consideration of engaging Haynsworth Sinkler Boyd as real estate attorney to assist in the development of the marina restaurant lease document**

MOTION: Council Member Pounds made a motion to approve, and Council Member Streetman seconded the motion. The motion passed unanimously.

iv. **Consideration of change order in the amount of \$66,500 to Applied Technology Management (ATM) contract for additional services related to the marina dock rehabilitation project: water/wastewater permitting, pump out grant application, and construction administration services**

MOTION: Council Member Pounds made a motion to approve, and Council Member Streetman seconded the motion. The motion passed unanimously.

v. **Consideration of a change order of the Thomas & Hutton contract in the amount of \$30,000 for bidding and construction services regarding the Phase III small internal drainage project**

MOTION: Council Member Pounds made a motion to approve, and Council Member Streetman seconded the motion.

Council Member Pounds noted this is oversight for the smaller internal drainage projects. The budgeted amount for these projects is \$500,000, and Thomas & Hutton's revised bid for the project is approximately \$464,000, leaving room for this change order. The project should take approximately 8 months to complete and is anticipated to be done in FY21.

VOTE: The motion passed unanimously.

vi. **Consideration of a three-year extension of the Eadie's Construction Group contract for island-wide drainage and ditch maintenance**

Council Member Pounds said he would like to defer this vote until the Public Works Committee has more time to review the scope of work. Eadie's continues to work in the City on a project basis until the contract is finalized.

vii. **Discussion and consideration of marina restaurant lease proposal from the IOP Families Investment Group**

This item to be discussed in Executive Session.

Council Member Pounds briefly reviewed the financial statements as presented to the Ways & Means Committee and other items discussed in the minutes.

B. Public Safety Committee

Council Member Buckhannon reviewed the minutes of the July 6, 2020 meeting.

Administrator Fragoso reminded Council members staff needs direction from them regarding the locations, season, and times for paid parking. In order to stay on the implementation timeline for paid parking to be ready for next year's season, decisions will need to be made at the August City Council meeting. She reviewed the recommendations of the Public Safety Committee: to implement paid parking along both sides of Palm Boulevard between 21st and 40th avenues, the land side of Palm Boulevard between 41st and 57th avenues, including the lot at Breach Inlet, and include the areas along Hartnett Boulevard between 27th and 29th avenues in the residential parking district.

Council Member Smith said she supports ways to make the beach financially accessible for neighboring communities and likes the idea of a seasonal pass. Council Member Moye would like to see the larger community involved in finding solutions to the parking concerns.

The Public Safety Committee will refine their recommendations for the next Council meeting.

C. Public Works Committee

Council Member Pounds reviewed the minutes of the July 1, 2020 meeting.

D. Recreation Committee

Council Member Smith reviewed the minutes of the July 13, 2020 meeting.

Director Page reported on the surf lessons initiative. The instructors still need to receive the proper certifications, and she hopes to begin the lessons in late August or early September. She said since signs for Recreation Center Parking Activity Only have been put up there have been no issues with beach parking.

E. **Personnel Committee – no meeting in July**

F. **Real Property Committee**

Council Member Buckhannon reviewed the minutes of the July 14, 2020 meeting.

Administrator Fragoso reported there had been a pre-bid meeting for the dock rehabilitation project earlier in the day. She said many “reputable firms” are interested in the project.

She also shared that Charleston County Council has approved the monies for the 42nd Avenue walkover project. A Zoom meeting about the project is scheduled for Wednesday to discuss the particulars with residents in that area.

5. **Reports from City Officers, Boards, and Commissions**

- A. **Accommodations Tax Advisory Committee** – no meeting
- B. **Board of Zoning Appeals** – minutes attached
- C. **Planning Commission** – minutes attached

6. **Reports from Special or Joint Committees** – none

7. **Petitions Received, Referred or Disposed of** – none

8. **Bills already in Possession of Council**

- A. **Ordinance 2020-04** – An ordinance to reduce the maximum occupancy at a short-term rental to twice the maximum overnight occupancy, not to exceed forty people

The vote on this ordinance will be deferred until the August City Council meeting when a Public Hearing can be held.

- B. **Ordinance 2020-05** – an ordinance to add conditions for the suspension of rental business license, require an owner’s representative to be physically on site within one hour of receiving a complaint and conditions for the advertisement of rentals.

MOTION: Council Member Pounds made a motion to approve, and Council Member Buckhannon seconded the motion. The motion passed unanimously.

- C. **Ordinance 2020-06** – an ordinance to include the use of consent agendas

MOTION: Council Member Streetman made a motion to approve, and Council Member Pounds seconded the motion. The motion passed unanimously.

- D. **Ordinance 2020-07** – an ordinance to correct the lot coverage limit reduction from 40% to 35% and to 30% for property on septic

The vote on this ordinance will be deferred until the August City Council meeting when a Public Hearing can be held.

9. Introduction of New Bills, Resolutions, and Proclamations

Ordinance 2020-08 – An ordinance authorizing the issuance of a \$16M Water & Sewer System revenue bond for the decommissioning and relocation of the Wild Dunes Wastewater Treatment Plan

MOTION: Council Member Pounds made a motion to approve, and Council Member Moyer seconded the motion. The motion passed unanimously.

10. Miscellaneous Business

A. Consideration of Memorandum of Understanding between IOP and IOPWSC

Director Kerr reviewed the minor changes to the MOU recommended by the Planning Commission. He said this revised MOU will be followed up a more detailed document outlining the relationship between the City and the Water & Sewer Commission in the next year.

Mayor Carroll said he would like to see a Council member attend each Water & Sewer Commission meeting and hopes to see a member of the WSC at future Council meetings. Administrator Fragoso noted the relationship between the two entities is much better.

B. Discussion of Marina input session

Assistant Administrator Hanna gave a brief presentation of the results of the Marina input session from January. The amenities most requested at the marina area were dining options, a public dock, dedicated kayak and SUP launch, and greenspace (park, family friendly, and kids' playground). Residents said they like the amenity offerings at the Marina, including Tidal Wave Watersports.

The next meeting of the City Council will be Tuesday, August 25, 2020 at 6:00pm.

11. Executive Session

MOTION: Council Member Streetman made a motion to move into Executive Session in accordance with §30-4-70(a)(2) to receive legal advice regarding paid parking along Ocean Boulevard and short-term vacation rentals. Council Member Bell seconded the motion. The motion passed unanimously.

City Council moved into Executive Session at 8:24pm.

City Council returned from Executive Session at 9:44pm.

MOTION: Council Member Buckhannon made a motion to proceed as discussed in Executive Session. Council Member Ward seconded the motion. The motion passed unanimously.

12. Adjournment

Council Member Buckhannon made a motion to adjourn, and Council Member Moye seconded the motion. The meeting was adjourned at 9:45pm.

Respectfully submitted,

Nicole DeNeane
City Clerk