



**CITY COUNCIL MEETING**  
**6:00pm, Tuesday, October 27, 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, Bell, Pounds, Smith, Buckhannon, and Mayor Carroll

Staff Present: Administrator Fragoso, Asst. Administrator Hanna, Attorney Hinchey, various department heads

Also present: John Chalfie, Chairman Jay Leigh and General Manager Chris Jordan of the Isle of Palms Water & Sewer Commission

**2. Citizens' Comments** – attached to these minutes

City Clerk DeNeane read submitted comments into the record. They appear in full alongside this meeting's agenda on the City's website.

**3. Consent Agenda**

**MOTION: Council Member Streetman made a motion to approve the items on the Consent Agenda, and Council Member Moye seconded the motion. The motion passed unanimously.**

**A. Approval of Previous Meetings' Minutes**

- i. Regular Meeting – September 22, 2020
- ii. Special Meeting – October 2, 2020
- iii. Special Meeting – October 9, 2020

**B. Approval of an amount not to exceed \$23,000 for roof repairs to the Public Works workshop to address ceiling condensation issues**

**C. Approval of increasing provision for Builder's Risk insurance for the marina dock rehabilitation project by an amount not to exceed \$35,000**

**4. Reports from Standing Committees**

**A. Ways and Means Committee**

Council Member Pounds briefly reviewed the financial statements for September. Revenues are down approximately \$355,000 as compared to last year, a direct result of the effect of COVID-19 on tourism revenues. Expenses are approximately \$1M higher than this time last year which is

due to the Public Safety Building Rehabilitation project. General fund revenues and expenditures are about in line with budget. He does not think a budget adjustment is needed at this time.

**Consideration of marina restaurant lease proposal from the IOP Families**

Administrator Fragoso gave a brief overview of the timeline of events leading up the projected opening of the marina restaurant in Spring/Summer 2021. Council Member Pounds shared highlights of the lease agreement with the IOP Families Group. He also shared a map of the parking allowances at the marina, including dedicated spaces for the restaurant and marina. Administrator Fragoso noted the parking spaces previously encumbered by Tidal Wave Water Sports are now available to the City for possible use in the future. Those spaces could become available as free parking for properly-decaled residents. Council members noted what a laborious and complex process it has been to get to this point.

**MOTION: Council Member Pounds made a motion to accept the marina restaurant lease proposal from the IOP Families Investment Group as presented in the Council meeting packet. Council Member Bell seconded the motion. The motion passed unanimously.**

**B. Public Safety Committee**

Council Member Buckhannon reviewed the minutes of the October 5, 2020 meeting. Administrator Fragoso shared that the Public Safety staff has moved back into the building. Work is still being done on the entrance portico and landscaping as well as a number of punch list items throughout the building. Council Member Buckhannon noted the project remains ahead of schedule and under budget.

Administrator Fragoso reported that she received SCDOT's analysis of the locations for new crosswalks between 42<sup>nd</sup> and 57<sup>th</sup> avenues. Those locations have been sent over to the Police Department for their own on-site assessment. She added that the City is partnering with Wild Dunes in a cost sharing and public/private partnership to cover the costs of the construction and installation of the crosswalks.

**MOTION: Council Member Ward to award the Signal 30 Award to Terry McKenzie. Council Member Moyer seconded the motion.**

The Signal 30 Award is given in recognition of special citizen service. Council Member Buckhannon briefly shared the incident leading to Mr. McKenzie's nomination.

**VOTE: The motion passed unanimously.**

**MOTION: Council Member Buckhannon made a motion to approve the mutual aid agreements with the City of North Charleston and the Town of Summerville. Council Member Ward seconded the motion. The motion passed unanimously.**

**C. Public Works Committee**

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

**MOTION: Council Member Pounds made a motion to approve the Memorandum of Understanding between the City of Isle of Palms and the Isle of Palms Water & Sewer Commission.**

Council Member Pounds said the Planning Commission and the Water & Sewer Commission will work on a more detailed plan regarding sewer expansion over the next year. Council Member Moye noted the sewer system expansion is among the topics of discussion in the Strategic Planning Process and is encouraged by this shared vision between the City and the Water & Sewer Commission.

**VOTE: The motion passed unanimously.**

**D. Recreation Committee**

Council Member Smith reviewed the minutes of the October 5, 2020 meeting.

She shared that a recent incident of blue fertilizer dye on the recreation fields (which is non-toxic and non-corrosive) will be discussed at the next Recreation Committee meeting. Director Page shared that 60 golf carts have signed p for the upcoming Halloween Parade on October 31<sup>st</sup>.

**E. Personnel Committee**

Council Member Moye reviewed the minutes of the October 8, 2020 meeting.

**F. Real Property Committee**

Council Member Buckhannon reviewed the minutes of the October 7, 2020 meeting.

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

- A. **Accommodations Tax Advisory Committee** – no meeting
- B. **Board of Zoning Appeals** – no meeting
- 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**

**9. Introduction of New Bills, Resolutions, and Proclamations**

- A. **Ordinance 2020-10 – An ordinance to amend the City’s Zoning Ordinance to allow sewer pump stations in the SR-1 single-residential district**

**MOTION: Council Member Pounds made a motion to approve for First Reading and allow for discussion, and Council Member Popson seconded the motion.**

Chairman Jay Leigh of the IOP Water & Sewer Commission stated that the future sewer expansion on the island will require lift station across the island. The property at 7<sup>th</sup> Avenue and Palm Boulevard is located in a space proposed by Thomas & Hutton as a location for a future lift

station. He shared that Special Projects Administrator Bill Jenkins spoke with neighboring property owners who approve of the use of the space as a park and future lift station. He said the sewer expansion is necessary and must be done before it becomes an environmental issue. Chairman Leigh said this particular property is just the first of many that will need to be purchased to further the sewer expansion.

Director Kerr reported that the Planning Commission will hold a Special Meeting on October 28 to establish “performance criteria” for the lift stations such as screening, vegetative buffers, and odor control.

Council members expressed concern about a perceived rush to change the zoning ordinance to accommodate the purchase of this property without further citizen input and research by the Planning Commission.

Engineer Mark Yodice of Thomas & Hutton explained the need for the number of lift stations and how the potential locations were identified in the Sewer Master Plan. He said that most municipalities allow for a utility track for sewer pump or lift stations, but the development of the island did not accommodate for that. He agreed that going forward “you can design and incorporate a lot of techniques that help mitigate noise, odor, light pollution.” He said it is not possible to identify each piece of property on which a lift station will sit, and that the Water & Sewer Commission will likely acquire property as it becomes available. The process of acquiring all needed properties could take decades.

Council Member Pounds said something must be done to move forward if the City is serious about island-wide sewer.

**VOTE: The motion passed unanimously.**

**B. Ordinance 2020-11 – An ordinance to amend the regulations of alarm systems**

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

**C. Ordinance 2020-12 – An ordinance to enter into a commercial lease with Marker 116, LLC**

**MOTION: Mayor Carroll made a motion to approve for First Reading and to allow for discussion. Council Member Bell seconded the motion.**

Jon Chalfie said this lease is a “big improvement” over the previous lease with the Morgan Creek Grill. He said this new lease is for a sit-down only restaurant. He added, “The tenant is providing a personal guarantee on the lease just up until the point where they complete the building. So they are guaranteeing that they are going to at least improve the building and complete it to finish, which I think protects the City.” He also noted that the restaurant lease ends concurrently with the marina lease so that a future Council could figure out a “broad picture for the marina site if they wanted to go in a different direction.” He also commended City Council for their foresight to begin work on this effort long in advance of the expiration of the lease with the Morgan Creek Grill.

**VOTE: The motion passed unanimously.**

**D. Ordinance 2020-14 – Fifth amendment to commercial lease agreement to Marina Joint Ventures, LLC**

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

**10. Miscellaneous Business**

A. The next meeting of the City Council will be Tuesday, November 17, 2020 at 6:00pm.

**B. Discussion of conducting economic analysis of taking ownership, control, and maintenance of SCDOT roads.**

Mayor Carroll said he placed this item on the agenda to determine if there was any appetite from City Council to take ownership of any SCDOT roads. Council Member Bell noted that SCDOT has been remiss in taking care of large sections of Palm Boulevard, and the City should rope off those areas until they are fixed.

Administrator Fragoso pointed out that a 2013 analysis of Palm Boulevard estimated over \$1M in annual maintenance costs to the City. Director Kerr stated the City has asked SCDOT about Palm Boulevard ownership twice, and SCDOT said the City cannot have control or ownership of that road. Council Member Bell said SCDOT needs to be held accountable for the repairs needed to Palm Boulevard.

**11. Adjournment**

Council Member Buckhannon made a motion to adjourn, and Council Member Streetman seconded the motion. The meeting was adjourned at 8:09pm.

Respectfully submitted,

Nicole DeNeane  
City Clerk