



**Ways & Means Committee Meeting
5:00pm, Tuesday, April 19, 2022
1207 Palm Boulevard, Isle of Palms, SC 29451
and broadcasted live on YouTube: <https://www.youtube.com/user/cityofisleofpalms>**

MINUTES

1. Call to Order

Present: Council members Anderson, Hahn (left approximately 6:20pm), Bogosian, Miars, Ward, Streetman, Popson, Pierce, and Mayor Pounds

Staff Present: Administrator Fragoso, Treasurer Suggs, City Attorney Halversen, various City Department heads

2. Approval of previous meeting's minutes

Mayor Pounds made a motion to approve the minutes of the March 15, 2022 regular meeting and the minutes of the March 16, 2022 Budget Workshop, and Council Member Streetman seconded the motion.

Mayor Pounds noted the vote tally for item 6B should be 2-6 and item 9 should be 6-2.

VOTE: A vote was taken with all in favor of the minutes as amended excepting Council Member Pierce who abstained from the vote.

4. Citizen's Comments

Mr. Bret Jones, owner of several local restaurants, said he is in favor of City Council moving the compactor in the parking lot behind his restaurant. He said he spoke with Director Pitts about some other options and hopes City Council will put a placeholder in the budget for whatever option is decided upon to clean up that area.

5. Financial Statements – Treasurer Suggs

Treasurer Suggs said there have been no new significant financial events since the last meeting. 87% of revenues have been collected to date. A \$3.6M budget overage is being forecasted.

Expenditures are at 59% of budget, and they are forecasted to come in \$3M under budget, which is mainly due to larger projects being moved to FY23.

All key revenue streams for the City are running ahead of the prior year to date and are expected to be slightly above the budget by the end of the fiscal year.

All tourism-related revenues are ahead of FY21 and building permit income is 75% ahead of budget projections. All key departments are at or below budget.

When asked about the overage in building permits, Director Kerr said it is mostly single-family home construction, but he did not know if they were intended as permanent residences or rental homes.

Cash balances total \$30M, with \$1M from ARP funds and \$11M restricted.

Treasurer Suggs said she would ask Wild Dunes for a breakdown of how much of ATAX monies might be coming from the new hotel. Council Member Bogosian said he would like to see a year-over-year comparison to see if the island is hosting more visitors or if people are paying higher rates to stay here.

She also briefly reviewed the project worksheets and the few payouts made in March.

5. Capital Projects Report

A. Marina Restaurant Renovation

Administrator Fragoso gave an overview of the work that has been completed at the Marina restaurant. A slide detailing all of the work done there can be seen in the YouTube recording of this meeting linked on the City's website. She said the work on the restaurant is nearly complete. Marker 116 is working with the plumbers and the electricians to be ready for the DHEC inspection. An actual opening date will be articulated after the inspection.

The City's Fire Marshall and Building Inspector will also be scheduling final inspections on punch list items that were not completed when the City issued a conditional CO. This week, they will be working on potholes and resurfacing the parking lot.

Council Member Popson suggested a ribbon cutting ceremony when the restaurant and marina work is complete. Mayor Pounds said he has asked the newly formed Chamber of Commerce to work on such an event.

B. Marina Docks Rehabilitation

Administrator Fragoso gave an overview of the work being done on the Marina Docks Rehabilitation Project. A slide detailing all of the work done there can be seen in the YouTube recording of this meeting linked on the City's website. The final inspection for the substantial completion was held on Friday, April 15.

The potable water system passed the pressure test. The first bacterial sample passed testing, and the results of the second sample are expected tomorrow. Upon passing the second test, all documentation for a permit for the water will be submitted to DHEC.

The fire suppression stand-pipe system was tested last week and a small drip was found. Replacement fittings were ordered on April 15 and will be installed tomorrow.

The sewer pump out system has been installed and plumbed. The section of line between the pump and the bulkhead will be pressure tested tomorrow.

All the electrical panels will be fully inspected again to determine whether or not an extension to the warranty is necessary.

In addition to some touchups on the bulkhead, Salmon's is assembling the as-builts, the operations and maintenance manuals and warranty statements for the marina.

C. Phase III Drainage

Administrator Fragoso gave an overview of the work being done on the Phase III Drainage Project. A slide detailing all of the work done on this project can be seen in the YouTube recording of this meeting linked on the City's website. A kickoff meeting was held today with Thomas & Hutton, Quality Enterprises, City staff, and members of the Water & Sewer Commission staff regarding the 30th and 36th avenues outfalls work. Site preparation begins May 2 and constructions begins May 5. The work on the golf course portion of the project is expected to be completed by June. Road closures are being planned for Waterway Blvd. & 30th Avenue from July 28-August 8 for Waterway & 36th Avenue from October 3-8. Residents in those areas will be notified.

The City is still waiting for the wetlands permit from OCRM and USACE but anticipates receiving it following the public comment period on the project which began April 14.

City staff met with the State's Office of Resiliency, who is paying for the project, to begin working through the details of the project so it is ready to go out for bid once the permits are in hand.

D. Master Drainage Plan

Administrator Fragoso said Davis & Floyd has completed the inventory and conditions report and presented it to the staff in Google Earth format. They will be presenting it to the Public Works Committee in May. They will also be reviewing the City's development standards to address any shortcomings.

After the first draft of the plan is complete, Administrator Fragoso said it would be put on the website for residents to review and add any flood-prone areas not identified in the report.

E. Overhead to Underground Conversion

Administrator Fragoso reported that the feasibility study and construction estimates are complete. The estimate for construction is \$65,000 and the City's portion is included in the FY23 budget. In light of bids coming back higher than anticipated in recent months, Administrator Fragoso asked Dominion Energy about their flexibility with regards to the City's portion of the project if the bids come back higher than anticipated. They said the City will not incur additional charges, but they also seemed confident in their estimates. Construction is anticipated to in the fall or winter of 2022.

6. Old Business

7. New Business

MOTION: Council Member Ward made a motion to reorder the agenda to allow for the discussion of shared parking to be considered first. Council Member Hahn seconded the motion. The motion passed unanimously.

A. Discussion of Shared Parking at the Marina

Mayor Pounds said this item is for discussion only and no vote would be taken on the matter tonight.

MOTION: Mayor Pounds made a motion to suspend the rules of order to allow for an open discussion not bound by Robert's Rules of Order. Council Member Pierce seconded the motion. The motion passed unanimously.

Mayor Pounds explained what is included in the lease between the City and Marker 116, LLC with regards to parking at the Marina. Staff began facilitating a discussion last year between the marina tenants to renegotiate other terms for the use of the shared parking and secure as much free parking as possible for the residents.

Council members Pierce and Miars spoke strongly about not being part of the dispute between the marina tenants.

Mayor Pounds stated that he is seeking the Committee's guidance on the shared parking agreement proposed by the marina tenants. Council Member Hahn noted that as the landlord, the City has an obligation to the tenants to meet their rights and obligations. Mayor Pounds then shared the details of the proposed parking agreement.

Several Council members expressed strong support for keeping the parking spots (currently 16, but could be less after proper configuration) by the new public dock as free parking for residents.

Mayor Pounds will go back to the tenants with the Committee's recommendation that the City stay out of the proposed shared parking agreement between the tenants and join the 16 spots to the public dock as free resident parking.

B. Discussion and consideration of Draft #2 of proposed FY23 Budget

i. Consideration of recommendation from Public Works Committee to include \$100, 000 for the potential relocation of the City's compactor located in the small municipal parking lot [Strategic Plan Priority 3, Goal e]

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

Administrator Fragoso handed out an aerial view of the parking lot that currently houses the compactor and its surrounding areas. She said one idea is to move the compactor and its required access ramps to the center of the parking lot. However, that will result in the loss of 6-10 parking spaces that generate about \$1200/year. Director Pitts and Mr. Jones have discussed other alternatives including encasing the compactor area in cinder blocks, executing an agreement with an exterminator for weekly treatments, scheduling regular deep cleaning and pressure washing, and installing an odor control system. This placeholder will be in the budget for whatever improvements are agreed upon. It is the City's responsibility to maintain the compactor. The money for this placeholder will come from hospitality funds.

VOTE: The motion passed unanimously.

ii. Consideration of recommendation from Real Property Committee to include Option C for the redevelopment of the new public dock and “T” dock at the marina [Strategic Plan Priority 5, Goal a]

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

Council Member Popson requested that consideration for each dock be done in separate votes. Council Member Bogosian withdrew his motion to approve, and Council Member Streetman withdrew his second.

MOTION: Council Member Popson made a motion to approve Option C for the redevelopment of the new public dock. Council Member Miars seconded the motion.

MOTION: Council Member Miars made a motion to amend the approval to include the protection and inclusion of the 16 resident parking spaces currently adjacent to the public dock. Council Member Anderson seconded the motion.

Mayor Pounds proposed using the monies received from the American Rescue Plan to pay for the improvements.

Council members discussed their preference for Option B at the new public dock. Administrator Frago pointed out that this plan would require new permits which would take about a year to secure. Construction could begin next fall in FY24.

VOTE: A vote was taken on the amendment as offered by Council Member Miars with all in favor.

VOTE: A vote was taken on Option C for the new public dock as amended as follows:

Ayes: Ward

Nays: Anderson, Bogosian, Miars, Pierce, Popson, Streetman, Pounds

The motion failed 1-7.

MOTION: Council Member Miars made a motion to approve Option B for the redevelopment of the public dock. Council Member Bogosian seconded the motion.

MOTION: Council Member Miars made a motion to amend the approval to include the protection and inclusion of the 16 resident parking spaces currently adjacent to the public dock. Council Member Bogosian seconded the motion.

Those 16 spaces are represented by the area in white labeled as “resident” and circled in red on Exhibit A as provided by Council Member Miars. Those resident-only spaces should be considered part of the public dock plan and cannot be removed, conveyed, or changed. These resident parking spaces will remain free to the residents of the Isle of Palms. There are currently 16 parking spaces. The number may change based on ADA requirements or limited greenspace on the small side facing the Intracoastal Waterway.

Administrator Fragoso said that funds to secure permitting for this project will be in FY23 but construction funds will be in FY24. A 15% contingency is built into the \$1.7M estimate.

VOTE: A vote was taken on the motion to amend with all in favor.

VOTE: A vote was taken on the amended motion to approve Option B for the redevelopment of the new public dock as follows:

Ayes: Anderson, Bogosian, Miars, Pierce, Popson, Streetman, Pounds
Nays: Ward

The motion passed 7-1.

MOTION: Council Member Miars made a motion to approve Option C for the redevelopment of the “T” docks. Council Member Streetman seconded the motion. A vote was taken as follows:

Ayes: Anderson, Miars, Streetman
Nays: Bogosian, Pierce, Popson, Ward, Pounds

The motion failed.

MOTION: Council Member Bogosian made a motion to put an amount not to \$400,000 in the FY23 budget for refurbishment and repairs to the “T” dock. Mayor Pounds seconded the motion.

Administrator Fragoso said the costs were estimated to be about \$200,000 by ATM. She said the most pressing issue at the dock was identified as the hardware associated with the pier. Other work that could be done includes replacing the bumpers, fixing the electrical panels and replacing some decking.

Council Member Ward said he would like to know the book value of the dock.

VOTE: The motion passed unanimously.

iii. Consideration of recommendation from the Public Safety Committee to include the following Capital Outlay requests:

a. Exhaust system (both stations) - \$200,000 [Strategic Plan Priority 6, Goal a]

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

b. Refurbishment of gym equipment in both stations - \$75,000 (shared between FD and PD) [Strategic Plan Priority 6, Goal a]

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

MOTION: Council Member Ward made a motion to approve Draft #2 of the proposed FY23 Budget. Council Member Streetman seconded the motion. The motion passed unanimously.

C. Consideration of approval of sole source purchase of Purvis Station Alerting System for Fire Stations 1 & 2 in an amount not to exceed \$75,000 [FY22 Budget, Capital Projects Fund, Fire Department, Maintenance & Service Contracts, \$94,305, pg. 19, ln. 41] [Strategic Plan Priority 6, Goal a]

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

Administrator Fragoso referred to the sole source justification memo in the meeting packet. She said the funds for this request are in the current budget and she supports the purchase.

VOTE: The motion passed unanimously.

D. Discussion of recommendation from Recreation Committee that the City plan a celebration to commemorate the 75th anniversary of the City's incorporation instead of the 70th anniversary in 2023

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

E. Discussion and consideration of request for ATAX funding in the amount of \$10,000 for MUSC Hollings Cancer Center for Lowvelo Bike Ride at IOP on November 5, 2022 [FY22 Budget, State ATAX, General Government, Programs & Sponsorships, \$85,000, pgs. 31, ln 20] [Strategic Plan Priority 3, Goal e]

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

F. Consideration of recommendation from the Public Works Committee to approve an amount not to exceed \$25,000 for intersection improvements on Ocean Boulevard and JC Long Boulevard to improve flow of traffic [Strategic Plan Priority 1, Goal b] [FY22 Budget, State ATAX, Front Beach, Capital Outlay, \$70,000, pg. 33, ln. 72]

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

G. Consideration of recommendation from the Public Works Committee to approve an amount not to exceed \$12,000 for pavement repairs at Palm Boulevard & 45th Avenue [FY22 Budget, Capital Projects, Public Works, Drainage Contingency, \$100,000, pg. 21 ln. 56] [Strategic Plan Priority 5, Goal c]

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

H. Consideration of recommendation from the Public Works Committee to approve an amount not to exceed \$76,000 for drainage/flooding mitigation improvements at the end of 25th Avenue [Strategic Plan Priority 5, Goal c] [FY22 Budget, Capital Projects, Public Works, Drainage Contingency, \$100,000, pg. 21, ln. 56]

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

Director Kerr explained how the excessive flooding in this area at extremely high tides makes the area impassable for residents. After years of conversation with SCDOT, the project will be paid for by SCDOT except for the valves. Clearing for the project has already begun, and SCDOT anticipates being finished with their portion of the work within 30 days. The valves being purchased by the City are coming straight from the manufacturer with no lead time. It is anticipated that the project will be completed before the end of the fiscal year.

VOTE: The motion passed unanimously.

8. Miscellaneous Business

The next regular meeting of the Ways & Means Committee will be Tuesday, May 17, 2022 at 5pm.

9. Executive Session

10. Adjournment

Council Member Ward made a motion to adjourn and Council Member Streetman seconded the motion. The meeting was adjourned at 7:08pm.

Respectfully submitted,

Nicole DeNeane
City Clerk