



**SPECIAL CITY COUNCIL MEETING -- WORKSHOP**  
**5:30pm, Tuesday, October 11, 2022**  
**1207 Palm Boulevard, Isle of Palms, SC and**  
**broadcasted live on YouTube: <https://www.youtube.com/user/cityofisleofpalms>**

**MINUTES**

**1. Call to order**

Present: Council members Hahn, Bogosian, Anderson, Ward, Streetman, Popson, Miars, Pierce, and Mayor Pounds

Staff Present: Administrator Fragoso, Director Kerr, various department heads

**2. Citizens' Comments**

Al Clouse said he has been contacted by three Council members since the August Council meeting. The noise ordinance is still be violated on a daily basis at his home. He has attempted contact with the legal counsel for the hotel asking where they are entitled to keep music at 80 decibels, but he has received no response. He would like to speak to the Public Safety Committee about this matter further. Mayor Pounds said a redline version of the noise ordinance will come before the City Council at their October 25 meeting.

**3. Special Presentations**

**A. A Proclamation – Norma Jean Page Day**

**MOTION: Mayor Pounds read the proclamation honoring Norma Jean Page and made a motion to approve. Council Member Streetman seconded the motion. The motion passed unanimously.**

Director Page thanked staff and Council for their support throughout her employment with the Isle of Palms. Mayor Pounds invited everyone to drop by the Recreation Center on the afternoon of October 13 to thank Director Page and to say goodbye.

**B. Update on the IOP Water & Sewer Commission's Sewer Plant Consolidation Project**

General Manager Chris Jordan gave an update on the construction of the new sewer plant at 41<sup>st</sup> Avenue and Waterway Boulevard. All basin walls have been poured. He anticipates the roof being completed in January. There have been a few supply chain issues but nothing that has held the project up. Performance testing is planned for June of 2023. The project is expected to be complete by September 2023 at which time they will begin demolition of the Wild Dunes site and construct a pumpstation at that location.

General Manager Jordan said that the plan will be able to cover up to the 1.7 million gallons used on the island today but can expand to handle 2.7 million gallons if the entire island was sewerred including the unbuilt areas of Wild Dunes.

General Manager Jordan was asked about the complaints about the new water meters, and he said they have met with concerned residents to explain to them how their old meters were not properly reading their water usage. He said the new meters are the same brand as the old meters. Because they can constantly read the meters via radio transmissions, they are able to send out about 75 emails to customers per month to notify them of potential water leakage in their homes. An app will soon be available to allow customers to monitor their own water usage.

Regarding the pond on the Wild Dunes property owned by the Water & Sewer Commission, General Manager Jordan said that the pond will not be expanded and cannot be reduced in size. The Commission has not yet made a decision on what to do with the property other than put a pump station on about ¼ of it.

#### **4. Dashboard of City Operations**

Administrator Fragoso pointed out that the Building Department has noticed an increase in the amount of short-term rental licenses being issued, bringing the total number of licenses to around 1600. Director Kerr said it will be next year before they know how many of those new licenses are actually businesses generating reservations and income.

Administrator Fragoso said that the activity for the Police and Fire Departments is normal for this time of year. She also spoke to the vacancies in the Police, Public Works, and Recreation departments.

#### **5. Department Reports – included in the meeting packet**

#### **6. Strategic Plan Policy Initiatives and Priorities**

##### **A. Livability**

#### **Discussion and consideration of changes to the noise ordinance**

Mayor Pounds reiterated that City Council will review a redline version of the noise ordinance on October 25. Council Member Ward urged Council members to visit the properties in Wild Dunes that have had the most complaints. He said he believed that a change in the speakers at the edge of the property could make a big difference. Mayor Pounds asked Administrator Fragoso to have decibel readings done at 57<sup>th</sup> Avenue ahead of the October 25 meeting.

Council Member Pierce asked what else can be done given that there have and continue to be noise ordinance violations at that location. Chief Cornett said calls have been responded to and events have been shut down at that location. The Livability Officer has begun to work with the hotel to address the noise issues. He will investigate the speakers mentioned by Council Member Ward. To his knowledge, no noise violation tickets have been issued. He believes the objective measures in the new ordinance will help the officers better address the noise complaints. He has

not spoken to the Wild Dunes Community Association, but they are copied on all the emails regarding this issue.

**B. Environmental**

**Update on proposal to conduct water quality testing of drainage outfalls**

Director Kerr reported that the glass recycling bins are in place to the left of the Harris Teeter and at the entrance to the marina.

He also reported that the Environmental Advisory Committee is planning to test water in the ditches that are flowing to the outfalls as they are concerned that some septic systems could be allowing unclean water to get into the City's back waters. They are working with Charleston Water Keepers and Trident Labs to test the waters. Results will be forthcoming in the next few months.

**C. Public Services**

**Discussion and consideration of purchase of a used Vac Trailer Truck for stormwater maintenance**

Director Kerr said the staff would like to purchase a used Vac Trailer Truck for stormwater maintenance for \$55,000. Some of the funds for this purchase will come from the monies budgeted for the boom truck and mini excavator. The City now has a Stormwater Manager with experience running a vac truck and staff believes this expertise could save the City money over time by reducing the amount of work currently being completed by Eadie's. Administrator Fragoso said City Council will receive a memo at the next meeting explaining the staff's recommendation and where the monies will come from for the purchase.

**D. Personnel**

**E. Other items for discussion**

**A. Discussion regarding establishment of a Marina Advisory Board**

Council Member Streetman shared research he did into a Marina Advisory Board at Fernandina Beach. Their City Manager said that the effectiveness of that board has been in question due to some personal conflicts.

Council Member Streetman said that Mr. Schuler plans to hold community meetings about the marina and he believes the City should encourage such meetings. Administrator Fragoso added that Mr. Schuler intends to hold those meetings after the lease transfer has closed, noting they will not be City-sponsored events. Some Council members questioned the need for another advisory board.

**B. Discussion of Signal 30 Nomination of Harold Hirshmann for saving neighbor's life**

Mayor Pounds said this nomination will be voted on at the October 25 Council meeting. He shared the story that led to the nomination.

## 7. **Financial Review**

### **Financial Statements and Project Worksheets**

Treasurer Suggs said that expenditures and revenues are where they should be at the end of the first quarter. Large construction projects inside Wild Dunes are driving increases in building permits and licenses. However, those same construction projects could cause a decrease in ATAX monies as those rental units will be unavailable for several months.

The City has \$33million in cash, \$17.6million of which is restricted. She has received notice that the City will receive the second half of their ARP monies by the end of October.

Treasurer Suggs reported that the municipal accommodations fee and the beach preservation fee did not beat the prior year's income, suggesting it might have peaked. However, hospitality tax and the local option sales tax continue to outperform last year.

Only a few expenses paid to Quality Enterprises and Thomas & Hutton were noted on the Phase 3 Drainage project worksheet.

Administrator Fragoso reported that the as-builts for the marina have been completed and will be submitted to OCRM for their records. The maintenance manuals have been provided to the City and the Marina operator.

## 8. **Procurement**

### **Report to Council per Procurement Code Section 1-10-3(c):**

- A. **\$20, 963 to Display Sales for Front Beach Holiday Tree**
- B. **\$15,840 to Berkeley Heating and Air for HVAC Unit in Palmetto Room in Rec Center**

## 9. **Capital Projects Update**

### **A. Phase 3 Drainage – Outfalls at 30<sup>th</sup>, 36<sup>th</sup>, and 41<sup>st</sup> Avenues**

Administrator Fragoso said Quality Enterprise crews are expected to be back on the island next week after having to return to Naples, Florida where many of them live to deal with the aftermath of Hurricane Ian. They will be working at the 36<sup>th</sup> Avenue outfall and then go back to complete the 30<sup>th</sup> Avenue outfall, which will include a road closure.

The City is still waiting for permits for 41<sup>st</sup> Avenue. OCRM is reportedly understaffed, which is causing the delay.

### **B. Comprehensive Drainage Masterplan**

Administrator Fragoso said, "Work in progress and or complete includes the high and low priority areas for the Phase 4 area...They are working on identifying what the high priority projects are and including cost estimates for that. They continue the groundwater monitoring at 6<sup>th</sup> Avenue to validate the conceptual designs" for the drainage project in that area which the City submitted for grand funding from RIA.

She continued, “They are also reviewing priority areas for the Phase 3 projects. This is the basin that is connected to the three outfalls that we are working on today, and we will be developing recommendations and cost estimates for those as well. Next steps, they are expected to prepare a draft report for the City of the Phase 4 Master Plan by early November. They continue to review development and planning regulations in relation to stormwater management to develop some policy recommendations for you all to consider. They will also be reviewing our maintenance plan. We talked about what Eadie’s is doing, so they will be reviewing that and identifying if there are any suggestions or changes to that plan.”

**C. Overhead to Underground Conversion at 21<sup>st</sup> Avenue**

This project is at a standstill while Dominion Energy secures the easement they need in front of the church. There is also a Comcast line attached to that pole, so they are trying to coordinate with Comcast to bury it at the same time. The project is still expected to be completed by the end of the year.

**D. Pickle Ball Court Construction and Basketball Courts Rehab**

The contract for this project has been executed. A pre-construction meeting with the contractor is planned for later this month and construction is expected to begin in mid-December. It should be completed in approximately 60 days.

**E. Public Dock Rehabilitation and “T” dock improvements**

The permit for this project is expected to be submitted this week to OCRM.

Administrator Fragoso said, “We have talked to you all before about some repairs that the bulkhead needs in order to support the extension of a six-foot boardwalk/walkway all along the intercoastal side of the marina that connects the public dock to the restaurant. That RFP is out and we expect to receive bids by October 21. Salmon’s Dredging very graciously had agreed to fix the fenders along the restaurant side of the T dock. They did that work earlier this year as part of our contractual obligation with the restaurant folks to make some aesthetic improvements to their portion of the T-dock.” Salmon’s did this work at no additional cost to the City.

Administrator Fragoso continued, “Council approved a \$400,000 expenditure to fix the entire T-dock as part of the lease discussions with Mr. Schuler and at the request of the restaurant tenants, both of them met with us and we are discussing what options are available for the T-dock and what we have budgeted and what they would like to see. They have requested us to pause on spending any money on the T-docks until Mr. Schuler completes his transactions and gets in. They have discussed other options that they might want to consider for the T-dock, so we have paused it thinking that Mr. Schuler is going to be in place very soon so we can get some feedback from them about what they would like to see with the T-dock. Again, that \$400,000 was meant to pay for replacement of decking and fixing the utilities. It is not to fully replace the T-dock or move it. So based on what their plans are for that T-dock, we will wait and see what direction we get from them before we move on.”

Council Member Bogosian clarified that it is amount up to \$400,000.

**F. 34A Beach Access ADA-Compliant Boardwalk**

Administrator Fragoso reported that the contractor has begun surveying work in this area and she expects construction to begin in the next month or so and be completed in the off season.

**G. New Garbage Compactor in the small municipal parking lot**

Administrator Fragoso said an RFB was issued last month for this work, and they received two bids. The staff will present their recommendation to award a contract in the amount of \$44,000 for the construction of a new enclosure for the dumpsters at the October 25 meeting. The next step will be to install an odor control system.

Administrator Fragoso thanked staff for all their work during the recent storm. Staff will share an after-action report with City Council. The roles and responsibilities of Council during an emergency will be discussed at the next meeting.

**10. Legislative Report**

**11. Discussion of remaining meeting dates for 2022**

Due to Election Day and Thanksgiving, the November Council meeting will be a combination workshop and regular meeting. The December meeting will be on December 6. The workshop/committee structure will be discussed at one or both meetings.

**12. Adjournment**

Council Member Ward made a motion to adjourn, and Council Member Streetman seconded the motion. The meeting adjourned at 6:48pm.

Respectfully submitted,

Nicole DeNeane  
City Clerk