



**CITY COUNCIL MEETING**  
**6:00pm, Tuesday, November 15, 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 (via Zoom through vote on Second Reading of PDR Amendments), Popson, Miars, Pierce, and Mayor Pounds

Staff Present: Administrator Fragoso, City Attorney Halversen, various department heads

**2. Citizens' Comments**

Randy Bell, referring to a letter from Lowes/Dart, said that the premise they are long-term contributors to Wilde Dunes is false. He also quoted from a recent episode of "Yellowstone."

Tony Santiago expressed his amazement at how people have come together on this issue. He said there has been no lack of notice on this issue as implied by Lowes/Dart. He said it is the City's responsibility to manage what businesses do on the island. He said updated traffic information about the island is needed before decisions can be made about future infrastructure.

Laura Lovins said the public has reached a defining moment on where it wants to see things go on the island. She said every space has a capacity, and the island is at capacity. She encouraged City Council to listen to the people and pass the ordinances.

Brian Duffy expressed outrage at the letter from Lowes/Dart implying that due process had not been followed. He said the City has followed the process and asked Council to pass all five ordinances.

Dana Lanigan came forward to refute the argument in the letter from Wild Dunes that there is an equivalence between restricting the use of private property and a taking of property. She spoke about the South Carolina Vested Rights Act. She said, "The fact that you own a property particularly in a small place like this has never meantt and does not mean now that you have unlimited permanent right to use that property any way that you want to do it."

Carol Willingham asked City Council to take decisive action to protect the island. She said Wild Dunes is non-existent in its response to problems. She also said they are dishonest and heavy handed. She would like City Council to pass all five ordinances to ensure "a healthy balance

exists now and into the future between residential and environmental concerns and ambitious corporate interests.”

Sean Griffin asked City Council to vote for what residents want and need. He spoke about the noise from the Sweetgrass Inn, adding that Wild Dunes has not been honest about its actions in the past, and he does not think Ken Dart will “take a back seat” to what happens in Wild Dunes. He asked City Council to not delay in voting on the ordinances. He said passing the ordinances allows the City to operate from a position of strength.

Terri Hack said, “I am representing Lowes and Dart interests who are the owners of Wild Dunes Report. Thank you for your service to the Isle of Palms community and for allowing me to speak this evening. I assure you that we understand the significance of the decision before you tonight. We have listened carefully to the feedback that the public has provided. We hear your concerns. Traffic and growth are major issues affecting everyone. Wild Dunes Resort is asking for an opportunity to have a meaningful discussion with the City regarding the five ordinances that fundamentally alter our property’s rights that we have had since 1976. We have always wanted a pathway to compromise. We are requesting the City to take (interruption)... We have always wanted to find a pathway to compromise. We are requesting the City to take time to engage with Wild Dunes Resort and work together to improve the City’s plan for the benefit of all of the parties. Make no mistake, these ordinances do take away our property rights. At the Planning Commission hearing, Mr. Kerr even confirmed these ordinances do affect the limit, essentially eliminating our ability to develop. We are aware of how difficult it is to rezone a property. Just because we have the right to rezone an application doesn’t mean that we haven’t had anything taken away from us. As a Council, it appears that you understand where I am coming from. If I understand, last year the City Council and the residents were incensed that the State DOT restriped the Connector without notifying the City. Maybe I am incorrect, but I think that is true. It wasn’t okay then, so why is it okay for you to do this to us now? The City intentionally rushed to pass the First Reading of the five ordinances expressly to avoid any discussion with Wild Dunes Resort. Changing the underlying zoning of the largest business in this City without any earnest dialogue is just not the right way to do things. We urge the City Council to take the time provided under the Pending Ordinance Doctrine, which was granted with the First Reading at that meeting. It was suggested that the process could take up to six months. We are not asking for six months, but we want due process so that we can take a holistic look at the entire PRD and share our vision for the future of Wild Dunes Resort, one of which unequivocally preserves two golf courses. (interruption) We seek essential feedback from the public and work with the City to improve the plan for all of us. Without having a fair process to respond to the City’s proposed ordinances and to share our ideas with the future, we have no meaningful avenue to preserve our property interest against these ordinances. It is hard to be patient when there is a chorus of loud voices pushing for a swift decision with no dialogue, but you do have a choice. Please make the right choice. Engage in a meaningful dialogue before taking a vote. We believe strongly in doing so it will give you a real opportunity to address today’s pressing issues and benefit all property owners within the Isle of Palms.”

Mayor Pounds said he appreciates the over 350 emails they have received on this topic. Administrator Fragoso said the comments will be made part of the record and can be found on the City's website alongside the agenda for this meeting.

**MOTION: Council Member Ward made a motion to suspend the rules of order to allow for Second Reading on Ordinances 2022-08, 2022-09, 2022-10, 2022-11, and 2022-12 at this point in the meeting. Council Member Bogosian seconded the motion. The motion passed unanimously.**

3. **Ordinances, Resolutions, and Petitions**

A. **Second Reading**

i. **Ordinance 2022-08 – AN ORDINANCE AMENDING TITLE 5, PLANNING AND DEVELOPMENT, CHAPTER 4, ZONING, ARTICLE 2, DISTRICT REGULATIONS, OF THE CITY OF ISLE OF PALMS CODE OF ORDINANCES TO PROVIDE FOR A NEW CONSERVATION RECREATION DISTRICT**

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

Council Member Anderson said, "I am recusing myself from involvement in this issue. I petitioned the South Carolina Ethics Commission to determine if there was a conflict of interest. My husband sits on the Board of the Wild Dunes Community Association, and there is a member of the resort, an employee of the resort that sits on that Community Association Board. Their decision was that because the Community Association is seen as a business and that our decisions will affect the income of that business, I should recuse myself. So unfortunately, I will not be able to vote on this."

Mayor Pounds said, "Haste and speed are not typically two words that happen with municipal government, so it is interesting that it is put out there tonight that we have been acting too fast on this topic. We have spent months on this topic with very good legal advice that are here in the room. To an earlier comment, we have need to cross all our T's, dot all our I's, and follow the process to the letter of the law, which we have certainly done. What were our goals when we started this? We wanted to protect the City, which we started, we wanted to limit future development, which we certainly have done that. We wanted to put the City in the best possible spot that we could, and I think with the path that we've gone down, we have absolutely done that. We were weighing the traffic and infrastructure and livability and quality of life and parking. It's a lot to balance without a doubt, and it's a lot to make sure we're, we have heard you all loud and clear, believe me, on this topic. We tried to get again the City to the best spot, to the most protected spot that we could get, and again, which we did, so we will move forward with this."

Council Member Hahn said, "Just to reiterate. During the discussion phase, what you've already said, we have followed the due process. We have followed the process of this procedure to the letter. We have been deliberate. We have been methodical. We have been comprehensive. We have had two public hearings, and we have received emails from over 400 citizens. These

ordinances protect and improve the Isle of Palms' infrastructure, quality of life, safety, and the future of our island."

**VOTE:**        **A vote was taken as follows:**

**Ayes:** Bogosian, Hahn, Miars, Pierce, Streetman, Ward, Pounds

**Nays:** Popson

**The motion passed 7-1.**

ii.        **Ordinance 2022-09 -AN ORDINANCE ADOPTING AMENDMENTS TO THE OFFICIAL ZONING MAP OF THE CITY OF ISLE OF PALMS TO PROVIDE FOR A NEW CONSERVATION-RECREATION (CR) ZONING DISTRICT AND TO REZONE CERTAIN PROPERTIES FROM THE SR-1 AND PDD DISTRICTS TO THE NEW CR ZONING DISTRICT AS SHOWN ON EXHIBIT 1**

**MOTION:**    Council Member Ward made a motion to approve, and Council Member Bogosian seconded the motion. A vote was taken as follows:

**Ayes:** Bogosian, Hahn, Miars, Pierce, Streetman, Ward, Pounds

**Nays:** Popson

**The motion passed 7-1.**

iii.       **Ordinance 2022-10 – AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF ISLE OF PALMS TO REZONE CERTAIN PROPERTIES FROM THE SR-1 SINGLE FAMILY RESIDENTIAL ZONING DISTRICT AND PDD PLANNED DEVELOPMENT ZONING DISTRICT TO THE CR CONSERVATION-RECREATION ZONING DISTRICT, INCLUDING THE 11 PROPERTIES DESIGNATED AS TMS#571-00-00-001, TMS#604-01-00-001, TMS#604-01-00-059, TMS#571-08-00-226, TMS#604-00-00-032, TMS#604-00-00-033, TMS#604-00-00-034, TMS#604-00-00-035, TMS#604-00-00-036, TMS#604-05-00-185, AND TMS#604-10-00-206, AS SHOWN ON THE PLATS ATTACHED AS EXHIBIT 1**

**MOTION:**    Council Member Bogosian made a motion to approve, and Council Member Miars seconded the motion. A vote was taken as follows:

**Ayes:** Bogosian, Hahn, Miars, Pierce, Streetman, Ward, Pounds

**Nays:** Popson

**The motion passed 7-1.**

iv.        **Ordinance 2022-11 – AN ORDINANCE AMENDING TITLE 5, PLANNING AND DEVELOPMENT, CHAPTER 4, ZONING, ARTICLE 2, DISTRICT REGULATIONS, SECTION 5-4-39. PDD PLANNED DEVELOPMENT DISTRICT, OF THE CITY OF ISLE OF PALMS CODE OF ORDINANCES TO PROVIDE CLARIFICATION BY CORRECTING SCRIVENER'S ERRORS AND DELETING PROVISIONS RELATED TO THE WILD DUNES PDD**

**MOTION:** Council Member Ward made a motion to approve and waive the reading. Council Member Bogosian seconded the motion. A vote was taken as follows:

**Ayes:** Bogosian, Hahn, Miars, Pierce, Streetman, Ward, Pounds  
**Nays:** Popson

**The motion passed 7-1.**

**v. Ordinance 2022-12 – AN ORDINANCE AMENDING THE CITY OF ISLE OF PALMS ZONING ORDINANCE BY AMENDING CERTAIN PROVISIONS OF THE ORIGINAL BEACH AND RACQUET CLUB PRD (ALSO KNOWN AS THE WILD DUNES PRD) TO EXCLUDE CERTAIN PROPERTIES FROM THE PRD DISTRICT, TO REDUCE THE MAXIMUM NUMBER OF DWELLING UNITS PERMITTED IN THE PRD DISTRICT FROM 2,449 UNITS TO 2,119, AND TO REDUCE THE MAXIMUM NUMBER OF INN UNITS PERMITTED IN THE PRD DISTRICT FROM 350 UNITS TO 297 UNITS**

**MOTION:** Council Member Ward made a motion to approve and waive the reading. Council Member Bogosian seconded the motion. A vote was taken as follows:

**Ayes:** Bogosian, Hahn, Miars, Pierce, Streetman, Ward, Pounds  
**Nays:** Popson

**The motion passed 7-1.**

**4. Special Presentations**

**A. Presentation of the Leola Hanbury Employee of the Year Award**

The Leola Hanbury Employee of the Year Award was presented to the City's Finance Officer, Debbie Suggs.

**B. Presentation of new employees – HR Officer Ladd**

HR Officer Ladd introduced five new employees.

**5. Approval of previous meetings' minutes**

**A. City Council Regular Meeting – October 25, 2022**

**B. Public Hearing – November 1, 2022**

**C. Special Personnel Committee Meeting – November 1, 2022**

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

6. **Old Business**

A. **Discussion and consideration of implementing a cost-of-living adjustment for City staff**

Council members debated the pros and cons of the various pay adjustment options for City staff. Mayor Pounds recommends a combination of one-time bonus and a smaller COLA. He would like a decision to be made tonight so that it can go into effect 1/1/2023.

Council Member Bogosian expressed concern about implementing anything at this time due to inflation, adding that the rate of inflation could come down in six months. He believes the prudent thing to do would be to offer a one-time adjustment and then revisit the options next year.

Council Member Miars expressed concern about losing good employees over small amounts of money.

Administrator Fragoso said that other communities have completed wage and compensation studies, and it is important for the Isle of Palms to not fall behind. She further explained, "These cost estimates do assume the 2.5 that's included in the budget, so that is built into that total number is the budgeted and forecasted 2.5 for merit, so it is not in addition to that."

She added, "I just want to make sure for the record that the numbers that you are seeing, the costs, the cost estimates that you are seeing include that 2.5 component for merit." The Mayor further clarified that all employees would receive the same COLA amount, but that merit increases are based on performance.

When asked about unrestricted cash balances, Treasurer Suggs said there was approximately \$15.7million in unrestricted funds. She added that ARPA funds can be used for salaries. Council Member Ward asked about trends in hospitality-related funds, and Treasurer Suggs answered, "It is interesting. The first quarter we received from State Accommodations taxes show a great, a pretty significant increase over the same quarter in the prior year. The Municipal Accommodations fee is trending down a little bit in the last couple of months. Some of that, I think, is timing."

**MOTION: Council Member Ward made a motion to suspend the rules of order to allow Treasurer Suggs to give the financial report at this point in the meeting. Council Member Popson seconded the motion. The motion passed unanimously.**

7. **New Business**

A. **Financial Statements and project worksheets**

Treasurer Suggs said that at a third of the way through FY23, General Fund revenues are at \$2million collected. Expenses are \$3.9million. Business licenses and building permits "continue to show significant gains over the prior year to date."

She reported that General Fund expenditures are 4% lower than targeted but 13% higher than last year, and the largest piece of that is the changes to payroll. She said that \$9.2million of a \$13million budget for FY23 is payroll expenses.

She reported that the second half of the ARPA funds received from the Federal government has been placed in Capital Projects.

She said that the Municipal ATAX collected in September was approximately \$188,000 which was lower but maybe more close to “normal.” State ATAX funds received in September were higher than those received in September 2021. Hospitality taxes and Local Option Sales Tax are trending higher each month.

On the Phase III Drainage project worksheet, there were some professional service payouts with \$1.9million still unspent on that project.

Administrator Fragoso said, “I just want to provide a little bit of context due to this conversation. Obviously, it is a big decision, and it’s very important to, when we look at the Strategic Plan that was adopted by Council earlier this year, one of the six goals that were included in that plan was to improve employee retention, valuing our employees, and reducing turnover, and the way we do that is by investing in our people infrastructure. We are a service industry. We need people to provide services in this community, and I think the Isle of Palms deserves and expects the highest level of service, and the way we do that is by having competitive salaries. At the end of the day, we are competing with other communities. Most of our employees, 91 of 92, do not live on the island. They live in Summerville. They live in Goose Creek, and they are making decisions. Even if our police officers get a take-home car, they have to be in traffic for maybe an hour, an hour and a half. Our folks are facing these decisions when they come to work for our community, and we are very proud of the work culture that we have developed. But it is something that needs to be maintained, and we don’t want to find ourselves two, three years from now playing catch-up again because we find ourselves with high turnover and not quality employees, just hiring whoever is willing to come work, and that is certainly not the culture. I think that we want to maintain in our community and the culture residents expect.”

Further conversation ensued between Council members about providing one-time bonuses and a COLA versus just a COLA.

**MOTION: Council Member Popson made a motion to approve a one-time \$5000 bonus and a 2.5% Cost-of-Living Adjustment to employees to be effective 1/1/2023. Council Member Miars seconded the motion. A vote was taken as follows:**

Ayes: Anderson, Hahn, Miars, Popson, Ward, Pounds

Nays: Bogosian, Pierce

**The motion passed 6-2.**

**8. Old Business**

**B. Discussion of recommendation from the Personnel Committee for City Attorney and Assistant City Attorney**

Council Member Bogosian reported that the Personnel Committee met on November 1 to interview candidates for City Attorney and Assistant City Attorney. He said the Personnel Committee unanimously recommends Mac McQuillan for the position of City Attorney. He said, “The Committee felt that Haynsworth’s breadth of service, Mac’s experience with municipalities, and his responses to the interview questions put him in the lead position and is the basis for our recommendation. I will also note that Haynsworth’s fees were significantly lower relative to the other applicants.”

He said the Committee only received two applications for the Assistant City Attorney position. They feel no urgency to fill the position at this time and would like to open up the selection process again in the new year.

**C. Update on SCDOT’s IOP Connector Study**

Mayor Pounds said he is hopeful that options for the Connector will be presented at the December Council meeting. He said SCDOT is making good progress with other projects around the island.

Administrator Fragoso also expects there to be several options presented to City Council next month regarding the Connector. She said, “The goal and expectation is that the consultant will bring several options to this community, present them to Council, and then there will be a public comment period where those options will be presented to the community in a way that they can provide feedback and ultimately agree on a resolution for the Connector that is agreed on by both parties prior to next season.

Council Member Anderson said, “I am pleased that SCDOT is collaborating with us on evaluating alternative alignments for the IOP Connector. This is what we asked for, and this is what we are getting in the December meeting. We will see a number of alternatives. They will be presented to the public, and the community will have an opportunity to give input as to which they prefer. I think we are back on track with SCDOT. The meeting almost got derailed because of actions by local residents who filed a lawsuit against SCDOT in South Carolina’s Supreme Court. It was difficult for outsiders to tell the difference between private citizens and public officials’ actions. SCDOT was under the impression that the City was the source of the lawsuit. Let me make it clear. The City of Isle of Palms is not party to any lawsuit filed within South Carolina’s Supreme Court. Yes, we are in a good place with SCDOT right now and have two ongoing projects and one under discussion. Not only the striping of the Connector, but also under contract is the retiming of the signals of three or four of the signals along the Isle of Palms Connector all the way down to almost to 17. And that is under contract and being conducted now. The traffic counts were done in the summer, which is of course, what we want because that is our busy time, and that is the time that will solve our problem and that will really help traffic flow on and off the island on those busy weekends. You will see a remarkable difference. You



have seen some small changes now because they have tweaked the signal here on the island for us. They did a little bit at Rifle Range Road last year as well. But this is a full-blown study that will really make a difference in that we really want this to continue, and we really need our cooperation to make sure it happens. There is also a third study that's being discussed now, which is not under contract yet, but it is a discussion to evaluate Palm Boulevard between 21<sup>st</sup> and 41<sup>st</sup> avenue. I think we are back on track with South Carolina DOT, and I hope we can keep it there. I am pleased with our progress in collaboration with SCDOT and look forward to continuing a good working relationship with the department.”

**D. Update from the Real Property Committee on discussions of parking layouts for the intracoastal side of the marina to eliminate shared parking area and establish City parking, greenspace area, and consolidate/expand Islander 71's exclusive parking lot**

Council Member Popson said the Real Property Committee would like another opportunity to discuss some modified versions of Option G that add more resident trailer parking before making a recommendation to City Council.

**E. Discussion of evaluation of installation of an elevator in the new marina restaurant**

Council Member Popson reported that the cost estimate received from Trident for the installation of the elevator was very high, and the Real Property Committee has asked staff to look at the costs of hiring engineers to develop specs so that an RFP can be developed.

He would like the Real Property Committee to continue discussing this matter before making a recommendation to City Council.

Regarding payment for the elevator, Administrator Fragoso said, “The motion that was made back in November was to explore the feasibility and also explore whether or not that would be an expenditure that could be eligible under Accommodations taxes, and that is a question we have not yet fully looked at from a legal perspective whether it would be an eligible expense. I think that is going to be part of your conversation as a policy setting body once we know how much it is going to cost, its feasibility and whether or not it fits operationally with the restaurant.”

**F. Discussion and consideration of Planning Commissions proposed short-term rental regulations and consideration of imposing a 6-month moratorium on the issuance of short-term rental licenses to allow time for Council to thoroughly review the recommendations and resident feedback**

Mayor Pounds said the suggestion for a moratorium did not come from the Planning Commission. He said, “I just want to be really clear. The way this is worded, this is not from the Planning Commission, the moratorium at all. The Planning Commission, in your packet, is their recommendations of the zones and the caps and the percentages and such. So a couple of conversations with other Council members to get the moratorium language and again, just to be ultra clear, we would not be implementing, if we went down this path, a moratorium, tonight. We would just be instructing staff to, because it is ordinances, it is two readings.”

Council members Anderson and Bogosian both agreed a moratorium is a good idea to allow City Council time to discuss the suggestions from the Planning Commission about short-term rentals.

Director Kerr said the number of rental licenses that have been issued is just over 1600, which is about 200 more than usual. He said, “I don’t think that the properties are truly transitioning into rentals. I think it is primarily people getting a license to protect some right that they feel like they may lose. But keep in mind that all of the proposals that came from the Planning Commission recommended a mechanism to carve those out eventually. That if you are not truly renting it, you shouldn’t be keeping room under the cap so all of them would expect those that are getting them really to lose their license unless they are legitimately renting it.”

Council Member Ward said that people told City Council in the listening sessions to leave the matter alone. Council Member Miars noted that the moratorium would only be for six months and would allow City Council to see what happens with Folly Beach’s referendum.

Administrator Fragoso noted that implementing a moratorium would require two readings.

**MOTION: Council Member Pierce made a motion to staff to draft language for a six-month moratorium on short-term rental licenses. Council Member Anderson seconded the motion.**

Administrator Fragoso asked if the Council had any exceptions to be included in the ordinance. Mayor Pounds suggested modeling it after the moratorium ordinance recently passed in Folly Beach.

Council Member Popson said, “I’ve gotten at least 12 emails from resident relators that are losing deals over just the thought of a moratorium, and that is affecting the sellers who are our residents, and it’s affecting the buyers who are going to be our residents. So I think we are causing trouble again right now, and whether that can be carved out or not. I don’t know, but I am definitely opposed.”

**VOTE: A vote was taken as follows:**

Ayes: Anderson, Bogosian, Miars, Pierce, Pounds

Nays: Popson, Ward, Hahn

**The motion passed 5-3.**

## **9. New Business**

### **B. Capital Projects Update**

Administrator Fragoso reported that the work at 30<sup>th</sup> and 36<sup>th</sup> avenues outfalls has been completed all the way up to the road. There will be road closures and detours when the box culvert is installed, and they have asked the contractor to give as much notice as possible to the community about those closures. She said the engineers are actively working with the Water & Sewer Commission to evaluate “some solutions on ways to better protect their water and sewer lines. Those discussions may end up in a change order that will have to come before you for approval.”

She said the box culvert that is being installed at 36<sup>th</sup> Avenue is very large and “the contractors are working on a solution to try to mitigate that whether or not they produce a modular option that could be built onsite or how to transport that big piece to the side.”

Staff is still waiting for the permits for 41<sup>st</sup> Avenue.

Regarding the Drainage Master Plan, Administrator Fragoso reported that Davis & Floyd has finished the first draft of the report. They are on track to finish by the end of the year.

The delay in the underground utility conversion at 21<sup>st</sup> Avenue and Palm Boulevard was delayed due to an easement agreement that has now been executed. It is anticipated that the work can still be done in the off season.

Administrator Fragoso reported that staff had a kickoff meeting with the contractor for the work on the pickleball and basketball courts. The work will start in early January and the completion date is still set for early March.

The contract for the bulkhead work and the installation of a six-foot boardwalk at the marina has been executed and construction is expected to begin soon. Administrator Fragoso added, “ATM has provided us the draft permit that will be submitted for the public dock. This is the full rehabilitation of the public dock expansion of the pier.” The goal is to submit that by the end of the week.

Administrator Fragoso reported that the construction of the ADA-compliant boardwalk and two handicap spaces at the 34A beach access has begun. Materials have been delivered to the site and the work will be completed in “several weeks.”

The foundation for the commercial garbage compactor is complete and walls are expected to be up by the end of the week. The project should be completed “very soon.”

**C. Consideration of award of a contract to Lowcountry Custom Construction in the amount of \$17,392 to repair and modify the pavers in the three intersections of Front Beach on Ocean Boulevard [FY23 Budget, Front Beach Business District, Capital Projects Fund, State ATAX - \$70,000]**

Administrator Fragoso said staff requests and recommends this for approval. She hopes this to be a permanent repair and strives to have it completed before the Holiday Street Festival.

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

**D. Consideration of approval of film permit for filming short film “Good Grief” on Friday, November 18, 2022**

Administrator Fragoso stated, “They are requesting approval for filming in the Breach Inlet area and Beach Access 22 for five days. It’s a crew of 12, four vehicles, they are not requesting any security or additional services from the City, so this would be very low impact.” The first day of filming would be November 18.

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

**E. Discussion and consideration of workshop/committee structure for 2023**

Using a PowerPoint presentation, Mayor Pounds reviewed the goals and objectives of the change to the committee structure. He addressed what worked and what did not work, noting there were only three workshops due to scheduling issues.

Council Member Ward said the workshops were too long and he felt like there was not enough opportunity to dig deep into any one issue. He said that standing committees do not need to meet every month and suggested that the Recreation Committee could be replaced by a citizen advisory committee. He would like for there to be more of a committee focus.

Council Member Miars agreed and would like Committee meetings to be scheduled in advance and only canceled if not needed. Council Member Pierce liked the operational dashboard that came as a result of the workshop and would like to see that continue. He likes the idea of a reduced number of committees.

Mayor Pounds, after having looked at other municipalities, suggested a hybrid option with three committees – Administration, Public Safety, and Public Facilities & Services – along with a Ways & Means Committee/Workshop. The current workshop option sunsets on 12/31/2022.

Administrator Fragoso said an ordinance will be developed for the Council to consider in December. Committee membership is assigned by the Mayor, but the City Code allows for nominations. She suggested using the workshop as the place to discuss which issues should be referred to committees or discussed by the whole Council.

**MOTION: Council Member Pierce made a motion to adopt the hybrid option with workshops and a revised committee structure. Mayor Pounds seconded the motion. The motion passed unanimously.**

**10. Boards and Commissions Report**

- A. **Board of Zoning Appeals** – no meeting in November
- B. **Planning Commission** – minutes attached
- C. **Accommodations Tax Advisory Board** – next meeting November 17, 2022
- D. **Environmental Advisory Committee** – minutes attached

**11. Ordinances, Resolutions, and Petitions**

**B. First Reading**

**Ordinance 2022-13 – FIRST AMENDMENT TO LEASE AGREEMENT BETWEEN THE CITY AND MARKER 116, LLC**

**MOTION: Council Member Popson a motion to refer the lease agreement back to the Real Property Committee for further discussion and a recommendation. Council Member Miars seconded the motion. The motion passed unanimously.**

**C. Resolutions and Petitions**

**Petition for the preservation of public and private recreation facilities and to cap the density in the Wild Dunes PRD to reflect the current existing units and approved lots**

Mayor Pounds referred to the petition in the packet that includes 850 signatures from residents.

**12. Adjournment**

Council Member Ward made a motion to adjourn, and Council Member Anderson seconded the motion. The meeting was adjourned at 8:16pm

Respectfully submitted,

Nicole DeNeane  
City Clerk