City Council
6:00 p.m., Tuesday, October 24, 2023
Council Chambers
1207 Palm Boulevard
Isle of Palms, South Carolina

Public Comment:
All citizens who wish to speak during the meeting must email their first and last name, address, and topic to Nicole DeNeane at nicoled@iop.net no later than **3:00 p.m. the business day before the meeting.** Citizens may also provide public comment here: https://www.iop.net/public-comment-form

Agenda

1. **Introduction of meeting** and acknowledgement that the press and public were duly notified of the meeting in accordance with the Freedom of Information Act.
   a. Invocation b. Pledge of Allegiance c. Roll Call

2. **Special Presentations**
   Presentation of Spirit of the Island Award to Susan Hill Smith

3. **Citizen's Comments** – All comments will have a time limit of three (3) minutes.
   Public Comments submitted via online form [Pg. 3]

4. **Approval of previous meetings' minutes**
   a. City Council Meeting – September 26, 2023 [Pgs. 4-10]
   b. Special Joint City Council and Planning Commission Meeting – September 26, 2023 [Pgs. 11-13]
   c. Special City Council Meeting – October 3, 2023 [Pgs. 14-18]
   d. Special City Council Meeting – October 10, 2023 [Pgs. 19-22]
   e. Special City Council Workshop – October 10, 2023 [Pgs. 23-31]
   f. Committee meeting minutes [Pg. 32]

5. **Old Business**
   Update on emergency beach restoration work between Breach Inlet and 314 Ocean Boulevard

6. **New Business**
   a. Consideration of final design of emergency vehicle access project at the IOP County Park [Pgs. 33-35]
   b. Consideration of engaging Trident and McMillan Pazdan Smith as the Design Build team for City Hall renovations [Pgs. 36-77]
   c. Consideration of IOP Connector Run contribution
   d. Consideration of replacement of patrol SUV in the amount of $52,000 [Unbudgeted expenditure – Vehicle involved in accident and deemed total loss by insurance. Proposed to be funded by Muni ATAX]

7. **Boards and Commissions Report**
   a. Board of Zoning Appeals – no meeting in October
   b. Planning Commission – minutes attached [Pgs. 78-82]
   c. Accommodations Tax Advisory Committee – minutes attached [Pgs. 83-85]
   d. Environmental Advisory Committee – minutes attached [Pgs. 86-90]

8. **Ordinances, Resolutions and Petitions**
   a. **Second Reading** – None
   b. **First Reading** – None
   c. **Resolutions and Proclamations**
      i. Resolution Authorizing Consumption of beer and wine only, amplified noise and street closure at The LOWVELO Bike Ride on November 4, 2023 [Pgs. 91-92]
      ii. Proclamation declaring November 16, 2023 as World Pancreatic Day in the City of Isle of Palms [Pg. 93]

9. **Executive Session –** If needed. Council may take action on matters discussed in Executive Session upon returning from Executive Session.

10. **Adjournment**

Public Comment for City Meetings, September 22-October 20, 2023

Date Submitted	Name	Address	Comments for Council Meeting	Meeting This Comment is Intended For:
10/9/2023	Mrs Beatrice C Love	9 Sand Dollar Dr, Isle of Palms, South Carolina 29451	Please draft a noise ordinance with decible limits. If the limits you choose do not work well you can change them before next summer. I certainly do appreciate all the research and noise level studies you all have done.	Planning Commission

CITY COUNCIL MEETING
6:00pm, Tuesday, September 26, 2023
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, Ward, Bogosian, Streetman, Anderson, Popson (via phone), Miars, Pierce, and Mayor Pounds

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

2. **Citizen's Comments**

Randy Bell's comments are attached to these minutes.

Tony Santiago, 60 Ocean Pointe, spoke about divisiveness in the community. He said neighbors need to stop blaming each other for the issues on the island. He said the island needs a Council that brings people together.

Al Clouse's comments are attached to these minutes.

3. **Special Presentations**

A. **Special recognition of Ben Allen, named "Surfer of the Week" by the National Scholastic Surfing Association**

Mayor Pounds shared Ben Allen's history as a surfer. Ben's parents received the certificate of recognition on his behalf.

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

A. City Council Meeting – August 22, 2023
B. Special City Council Workshop – September 12, 2023

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

5. **Old Business -- none**

DRAFT

6. **New Business**

A. **Consideration of recommendation from the Administration Committee to award the Spirit of the Island Award to Susan Hill Smith**

Mayor Pounds read the letter of recommendation advocating for Susan Smith to receive the Spirit of the Island award. Council Member Ward mentioned an email from Ms. Smith asking Council to consider giving the award to the Isle of Palms Clean-Up Crew. Administrator Fragoso added that Ms. Smith was key in the creation of the Environmental Advisory Committee.

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

B. **Consideration of recommendation of award of a contract to Air Cleaning Specialists in the amount of $97,775 for the installation of direct source vehicle apparatus exhaust capture systems at Fire Station 1 & 2** [FY24 Budget, Fire Department, Capital Projects & Muni ATAX, $200,000]

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

C. **Consideration of recommendation of aware of a sole source contract to Coastal Science & Engineering for the following projects: [FY24 Budget includes $255,000 for scope A&B]**

i. Scope A: Permitting a sand recycling "shoal management' project in the north end [$69,534]

ii. Scope B: Initial sand search, geophysical data collection, and State Historic Preservation Office (SHPO) coordination to begin the process of identifying borrow areas for future renourishments at the north and south end [$168,895]

iii. Scope C: Coordination with the US Army Corps of Engineers (USACE) on the beneficial use project proposed for the southern end of the island, as well as construction planning and administration for dune enhancement project in connection with the USACE project [$85,069]

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

Council Member Bogosian asked about the rationale behind sole sourcing. Administrator Fragoso replied, "We looked at the last time the City bid out a mostly general scope of work associated with the island-wide monitoring. What we know to be true was exemplified in that process. They were almost half more economical than the other two firms that submitted a proposal for that work, and I anticipate the same thing being the case. Usually when we have engineers working with the City for a long time, they have done so much work that a new contractor would have to do in order to be up to speed with the condition of the beach or the dynamic components of the beach, particularly down at this end. Therefore, certainly it could be

a path, and that is the decision of Council to just approve scopes A and C and bid out B. Certainly we would go down that path. I don't think that the City is going to get any savings by going with a different contractor. I think if we are looking at their level of expertise and knowledge they are certainly qualified to do the work, and I think we would see that in any responses to that proposal. I do also want to say that going through the RFP process, certainly we do it all the time, we are on the side of doing that more than others. This is, in my mind, a very critical project that I would not like to delay and having the same contractor pursue all three consistently, I think we would have some economies of scale at that point and potentially some savings. I would not want to delay the progress on that project by going down a three, four-month process."

Director Kerr added that CSE&E has worked closely with SHPO previously and has already begun consulting with them on this project. Administrator Fragoso added, "The State Historic Preservation Office, this is the State agency that we have to coordinate with for the State to allow the City to harvest sand from the area on the north end that was designated as a historic place. So there is a lot of historical knowledge just on that project alone from 2018 that it would be very difficult to bring somebody in to the fold at that point to do that piece."

Council Member Anderson agreed that CS&E's historic knowledge is important and they have been responsive to the City. She suggested going out for bid on future projects to ensure fees are still competitive.

VOTE: The motion passed unanimously.

D. **Consideration of award of a contract in the amount of $156,700 to Thomas & Hutton for the design and permitting of the Waterway Boulevard Multi-Use Elevation Project**

Administrator Fragoso explained this project is being funded by a FEMA Hazard Mitigation Grant they expect to be awarded in the first quarter of 2024. The City has been authorized to "engage a contractor to perform design engineering and permitting as a pre-award cost." Thomas & Hutton submitted the lowest bid for this piece of the project. Thomas & Hutton was also the firm that prepared the preliminary design for this project and helped the City develop the grant application. Staff recommends the approval of this contract.

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

Administrator Fragoso reminded Council that the City received approval from FEMA to engage in these services ahead of the award. The City must show due diligence and the reasons why this firm is being selected as part of the RFP process.

VOTE: The motion passed unanimously.

E. **Consideration of recommendation from the Public Services & Facilities Committee of approval of change order from Thomas & Hutton in the amount of $42,000 for**

construction phase services for the 30th Avenue and Forest Trail Outfall projects [FY24 Budget, Phase 3 Drainage Project Contingency Fund]

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

F. **Report of award of a contract to Love Christmas Lights in the amount of $24,225 for holiday lights and tree installation at Front Beach and storage [FY24 Budget, Muni ATAX, General Government, $29,000]**

Administrator Fragoso reported the City did collect three bids and this is the lowest bid received. They will install all of the lights along Front Beach, lighting up the two oak trees at the end of the Connector, and store all of the equipment for the City, which will save the City money in storage unit fees as well as personnel costs since City staff has installed the lighting in the past.

G. **Consideration of approval of FY24 millage rate of 0.0223** (no property tax increase)

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

H. **Consideration of donation of $50,000 to Emanuel Nine Memorial to be paid from interest income**

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

A brief discussion ensued as to where this donation will come from in the budget. Council Member Streetman said he would like to see the City make a larger contribution to the memorial.

MOTION: Council Member Streetman made a motion to amend the motion to increase the donation from $50,000 to $100,000. Council Member Anderson seconded the motion.

Council members debated the amount of the donation and from where in the budget the donation will be made. The donation will be made from the City's interest income.

VOTE: A vote was taken on the amendment as follows:

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

The amendment passed 5-4.

VOTE: A vote was taken on the motion as amended as follows:

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

The motion passed 6-3.

7. **Boards and Commissions Reports**

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

8. **Ordinances, Resolutions, and Petitions**

A. **Second Reading -- none**

B. **First Reading – none**

C. **Resolutions and Petitions**

Resolution for the IOP Connector Run on October 7, 2023

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

9. **Executive Session -- none**

10. **Adjournment**

Council Member Ward shared that the CARTA Beach Reach shuttle saw a 92% increase in ridership this season over last year. All stakeholders are encouraged to continue the service. Council Member Ward is advocating for a bus shelter at 14th Avenue.

Council Member Streetman made a motion to adjourn, and Council Member Ward seconded the motion. The meeting was adjourned at 6:44pm.

Respectfully submitted,

Nicole DeNeane
City Clerk

R. Bell Council Comments 9/26/2023

- From 2018-2022 we spent 4 years on this Council striving to improve resident engagement and productive conversation
    - We now have a majority Council discouraging resident participation, refusing public debate, opting for no response to Island Eye candidate questionnaire, and opting to not attend the public forum on Thursday 9/28.

Let's discuss facts:

- The proposed STR referendum does NOT impact city revenues despite the nonsense in direct mail and postings on social media.
- The budget remains intact with no reduction of city revenues, and without diving into posted Councilmember misinformation, tourism does not drive 80% of city revenues.

    If this nonsense is to be believed, might I suggest an open FOIA compliant discussion with all of the Council versus non-public, non-FOIA compliant podcast? Maybe ask our two CPA's running for Council to address the issue publically with thoughtful debate? Just a thought.

- Property taxes are not going up based on the referendum.

    Assessed property values cannot increase more than 15% over a five-year period unless it is sold.

    S.C. code Section 6-1-320 addresses the need for a city to only increase millage rates based on a population increase, and inflation. We have inflation, but we do not have an increase in our population. Tonight, Council will once again vote to NOT raise taxes. Had the Council chose to raise taxes, they could in fact do so based on a 3 year CPI adjustment reflected less than $ 100 per $ 500,000 taxable assessed value.

- Reminder as well 50% of residents have lived here less than 10 years, and 66% less than 16 years. Derogatory postings are not productive. Tenure on the island doesn't grant special priviledge. The only constant is change, and history has proven the negative consequences of failure to recognize that simple fact.

- And lastly, upon passage of the proposed ordinance, Council may act immediately to amend and change in any way deemed appropriate.

City Council 9/26/23; Clouse Comments (Meeting No. 23 since 4/13/2022)
Regarding NOISE ORDINANCE; NUISANCE.

Requesting for the **sixteenth (16th) time** (twice in writing) to provide us written assurances regarding enforcement of **§ 9-2-5 (b)(c)**. **"Amplified Music"** from Sweetgrass has resulted into a "**Nuisance",** which has been perpetrated by the City as a result of not enforcing the ordinance.

The Empire continues to violate the above section; the administration/council continues to perpetrate their actions. No one has stepped up and directed the Empire to discontinue taunting us. August Livability Statistics: **Noise: 17 Complaints; (0) Citations.**

Respectfully, our interpretation of the above section differs from Mr. Kerrs.

Curious to know if the City has received a response from the Lowe Boys or Mr. Dart regarding our "**Back to the Future"** proposal dated 9/12/23. Their failure to do so; a big RED FLAG.

Planning Commission 9/13/23 Chief Cornett eloquently explained the definition of enforcement. To paraphrase Chief Cornett: when a police officer appears at a call/complaint, this is part of enforcement.

Respectfully, we, and a growing number of residents on this island, vehemently disagree with Chief Cornett's definition. Our consensus: appearing at the site of the complaint is part of the job. Enforcement is what you do when you get there.

Chief Cornett cautioned the Planning Commission regarding the noise ordinance, citing someone is currently contesting a citation. Respectfully Chief Cornett, you are fear mongering. Do we not have people contesting: Speeding tickets; parking tickets; DUI tickets; Drug Possession? Big Deal, this is part of it! Frankly, based on the track record regarding noise ordinance citations, very little to worry about.

Planning Commission Comments: Per Mr. Tim Ahmuty, Sweetgrass Inn is not a hotel, it is an event center. Per Mr. Ron Denton, Charleston County currently requires eight (8) acres for event centers.

June 2022 requested a noise abatement study; second request November 2022. Given the Empire opted out for a sound study, is very revealing.

Our livability since April 2021 is not what you would prescribe to your Mom and Dad.

The residents deserve criteria, which was previously butchered by the Public Safety Committee, by a 2 to 1 vote.

Please remember, reading decibels requires the understanding we have an Event center located in a residential neighborhood. A new standard on IOP! Love the Crowes!

Sweetgrass Event Center distance from the complainants: Mrs. Williamson 25 feet; Clouse 62 feet. **Illustrate.**

SPECIAL JOINT CITY COUNCIL AND PLANNING COMMISSION MEETING
5:00pm, Tuesday, September 26, 2023
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, Ward, Bogosian, Streetman, Anderson, Popson (via phone), Miars, Pierce, and Mayor Pounds

Commissioners Denton, Brown, Nagelski, Rubin, Stone, Ahmuty

Absent: Commissioner David Cohen

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

2. **Citizen's Comments – none**

3. **Purpose – discussion of recommendations from the Planning Commission regarding City's short-term rental program and related policies**

Director Kerr reviewed the recent recommendations from the Planning Commission regarding short-term rentals including: limiting occupancy of newly constructed, substantially reconstructed homes or homes that have allowed their STR license to lapse for a year or more to 8 people, excluding children under the age of 2; requiring a minimum two-night stay, excluding hotels; requiring STR listings to include the license number; and allowing homeowners to rent one room of their home, while the owner is present.

Commissioners discussed their rationale for each recommendation. Mr. Stone said the reduced occupancy recommendation was originally considered when the Planning Commission suggested creating rental zones with caps around the island and was an attempt to stop the migration of short-term rentals into neighborhoods. He does believe that grandfathered properties need a trigger to reduce occupancy. Council agreed that the "net" to reduce occupancy on large properties does need to be broadened, but they would like occupancy limit to be 12.

Council members asked if requiring a two-night minimum stay is overregulating. Ms. Nagelski said that one-night stays increase traffic, both in guests and vendors such as housekeeping. Mr. Denton stated that noise levels are higher in shorter-term rentals like 2 days as opposed to 7-day stays. Mr. Stone offered that Chief Cornett shared that large house parties are not a big problem on the island.

Administrator Fragoso said staff is preparing the change that will require license numbers in all short-term rental advertising.

DRAFT

Discussion ensued as to the proposed idea to allow 4% homeowners to rent one room in their homes while they are present. Director Kerr said the City of Charleston permits this as a means to control AirBNBs. He said Mr. Brown believes this to be a resident-friendly amendment, but he added that the current City code and ordinances were written to control density. He said this suggestion goes against the "historic fabric" of the zoning code. Council members Ward and Miars said they did not see a downside to it, noting that it's likely not many homeowners will want to do it. Mayor Pounds said the idea goes against the desire to cap short-term rentals, but it will remain part of the recommendations to consider.

4. **Adjournment**

Council Member Ward made a motion to adjourn, and Council Member Streetman seconded the motion. The meeting was adjourned at 5:54pm.

Respectfully submitted,

Nicole DeNeane
City Clerk

for 5pm Minutes

Last Updated 09-14-23 SB			WILD DUNES COMMUNITY ASSOCIATION										
			RESIDENTIAL STATUS REPORT										
ADDRESS		T B/L	TAP	SF	TH	C	Demo	OD	L			# of STRs	% of neighborhood
43RD AVENUE		5	5	5				5	0				
44TH AVENUE		4	4	4				4	0				
45TH AVENUE		2	2	2				2	0				
57TH AVENUE		17	17	14				14	3	#2, 6, 7			
TOTAL AVENUES		**28**	**28**	**25**				**25**	**3**				
ABALONE ALLEY	ABA	13	13	13				13	0			5	38%
BACK BAY DRIVE	BBD	44	44	40				40	4	#5805,17,33/ 6811		6	14%
BACK COURT	RCV	44	44		44			44	0			19	43%
BARNACLE ROW	BAR	7	7	6				6	1	#4		2	29%
BAY COURT	BAY	7	7	7				7	0			0	0%
BEACH CLUB VILLAS	BCV	72	72		72			72	0			32	44%
BEACHWOOD EAST	BWE	31	32	30				30	1	#28		4	13%
BEACHWOOD WEST	BWW	36	38	36				36	0			5	14%
COMMONS COURT	CMC	24	24	19	4			23	1	#15		3	13%
CONCH COURT	CNC	7	7	7				7	0			2	29%
DOLPHIN ROW	DLR	9	9	8				8	1	#8		2	22%
DUNE RIDGE LANE	DRL	33	33	31				31	2	#21,27		2	6%
DUNECREST LANE	DCL	15	15	15				15	0			5	33%
EDGEWATER ALLEY	EWA	30	30	29				29	1	#17		8	27%
FAIRWAY DUNES LANE	FDL	74	74	14	60			74	0			23	31%
FAIRWAY OAKS LANE	FWL	42	42	41				41	1	#30		6	14%
FAIRWAY VILLAGE LANE	FVL	23	23	22				22	1	#7		0	0%
FISHERS ALLEY	FIA	11	11	11			#2	11	0			2	9%
GP BOARDWALK HOMES		42	42	42				42	0			38	90%
GRAND PAVILION BLVD.	GRP	68	75	55	10			66	2	#8, 33		44	65%
GREAT HERON COURT	GHC	5	5	5				5	0			4	80%
HIDDEN GREEN LANE	HGL	31	32	31				31	0			2	6%
ISLAND COTTAGE LANE	ICC	4	4	4				4	0			2	50%
LAGOON VILLAS	LGV	44	44			44		44	0			35	80%
LAKE VILLAGE LANE	LVL	24	24	24				24	0			12	50%
LINKS CLUBHOUSE VILLAS	LCV	16	16			16		16	0			5	31%
LINKSIDE COURT	LSV	46	46		46			46	0			5	11%
MARINERS WALK	MWV	72	72			72		72	0			46	64%
MARSH ISLAND LANE	MIL	35	35	35				35	0			5	14%
MARSH POINT LANE	MPL	10	10	10				10	0			0	0%
MORGAN CREEK DRIVE	MKD	5	5	4				4	1	#32		0	0%
MORGAN PLACE DRIVE	MPD	68	68	66				66	2	#43,61		4	6%
MORGANS COVE DRIVE	MCD	58	58	57				57	1	#17		4	7%
OCEAN CLUB	OCC	102	102			102		102	0			30	29%
OCEAN POINT	OCP	71	71	71				71	0			25	35%
OYSTER ROW	OYR	27	27	26				26	1	#26		3	11%
PELICAN REACH	PEB	56	56	55				55	1	#16		22	40%
PORT O CALL	PCV	84	84			84		84	0			74	88%
TIDEWATER	TWV	24	24			24		24	0			18	75%
SANDCRAB COURT	SCC	25	25	25				25	0			8	32%
SANDWEDGE LANE	SWL	16	16	15				15	1	#13		0	0%
SANDPIPER COURT	SPC	24	24	24				24	0			4	17%
SEAGRASS LANE	SGL	59	61	56				57	2	#3,5		5	8%
SEAGROVE VILLAS	SGV	44	44			44		44	0			33	75%
SEASCAPE	SSV	50	50			50		50	0			28	56%
SEASIDE COTTAGE LANE	SCL	20	20	20				20	0			9	45%
SHAD ROW	SHR	10	10	9				9	1	#6		1	10%
~~SHIPWATCH~~	~~SWV~~	~~104~~	~~104~~			~~104~~		~~104~~	~~0~~			~~58~~	~~56%~~
SUMMER DUNES LANE	SDL	9	9	9				9	0			4	44%
SUMMERHOUSE	SHV	55	55			55		55	0			37	67%
THE MOORINGS	MRS	12	12			12		12	0			4	42%
TWIN OAKS LANE	TWL	65	65	65				65	0			20	31%
VILLAGE AT WILD DUNES	VIL	115	115			115		115				104	90%
YACHT HARBOR COURT	YHC	36	36	35				35	1	#10		9	25%
YACHT HARBOR VILLAS	YHV	20	20			20		20	0			5	25%
												572/1019	56% of MF
TOTAL IN PDD		**2106**	**2119**	**1097**	**236**	**742**	**0**	**2077**	**29**		2106		
WATERWAY ISLAND DRIVE	WWI	57	57	57	0	0		57	0		57	4	7%
TOTAL PDD & WWI DRIVE		**2163**	**2176**	**1154**	**236**	**742**	**0**	**2134**	**29**		2163		
TOTAL IN COMMUNITY ASSO.		**2135**	**2148**	**1129**	**236**	**742**	**0**	**2109**	**26**		2135	**837**	40%

T B/L- TOTAL BUILDINGS/LOTS					UC - UNDER CONSTRUCTION								
TAP - TOTAL APPROVED / PLATTED		TH - TOWNHOUSES			C -CONDOS								
SF - SINGLE FAMILY		OD - OCCUPIABLE DWELLI			L - LOTS								

Green - multi-family

SPECIAL CITY COUNCIL MEETING
3:00pm, Tuesday, October 3, 2023
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, Ward, Bogosian, Streetman, Anderson, Popson (via phone), Miars, Pierce, and Mayor Pounds

Staff Present: Administrator Fragoso, Director Kerr, City Attorney McQuillin

2. **Purpose – Discussion of beach erosion along south end of the beach near Breach Inlet and consideration of alternatives for temporary erosion mitigation; presentation from Steven Traynum, Coastal Science & Engineering**

Administrator Fragoso reviewed the current status of the beach and what has been done to date to mitigate the severe erosion at the southern tip of the island from 4th Avenue to Breach Inlet. A continuous set of king tides continues to exacerbate the situation.

She continued, "About two weeks ago, to continue the sand scraping along three properties that even after the City's emergency berm restoration project had lost most of that dune and were within the State's emergency threshold which is a property or a habitable structure including a pool that is within 20' of the erosion. So we had a contractor out here, mobilized and started working along those three properties. The high tides we experienced last week exposed additional properties to more erosion, and at that point, we asked the contractor to bring in additional equipment. We submitted and requested permission from the State for us to go back and do additional scraping along the same stretch of area between 100 and 314 Ocean. We believe that what we are doing has not been very efficient or effective as we have seen a lot of that sand that has been scraped is gone. I would say 98% of the berm that we placed a couple of weeks ago is now gone, and we felt it would be appropriate for us to have a conversation about what we do above and beyond what we are currently doing which is what we are permitted to do and be in a better position to protect this area ahead of the king tides that are predicted to happen mid-to-late October."

Staff would also like Council's guidance about some medium-term solutions that would hopefully provide enough protection until the Army Corps of Engineers' project begins in January 2024.

Mr. Steven Traynum of Coastal Science & Engineering provided some additional context for what has happened out on the beach in the last month. He said the entire area is not stable right

now. He's optimistic that "over the next week with the equipment that is out there now that we will be able to at least get ahead of it a little bit and start building a dune what will withstand a tide or two."

He shared some options: "You've been presented with a couple of different options. The State only allows us a couple of things that we can do. That is truck in sand, scrape sand, or put in sandbags. The scraping is what we are trying to accomplish now. It's the quickest way to move sand. The biggest benefit is it is relatively cheap, relatively quick. The biggest concern over that is you're not adding sand to the system. You're just shifting it around. What we are trying to accomplish is taking sand from the widest parts of the beach around the inlet and moving that within the bounds. So we are trying to recycle sand within the system. But you are not increasing the overall quantity. That is what the trucks and excavators are allowing us to do. That's a little different than the bulldozers just pushing it from the bottom to the top, so it is a little bit better way to do it and it's more like bringing it in from offshore than the dozer work that we were doing last week. Trucking in sand is something you've already looked at before. We had that approved. It's a relatively expensive way to get sand and it's really the most expensive way to get sand on a beach. It is a relatively slow process because a truck only holds 15 yards. So if you have 100 trucks per day, that's 1500 yards of material that's coming to the beach. So even if you intend to add 25 or 50,000 yards of material, it takes several weeks of small increments to build up that quantity, and with the erosion cycle that we are having now, I can't tell you that if you put 1500 yards out one day that much of that is going to be there the next day to build on top of or add to. It can build a beach over time, but with the weather situation that we just had, I wouldn't be optimistic that that is going to provide a wide dry sand beach like a big nourishment project. It certainly has the benefit of adding sand to the system but with any sand project right now, there is risk that that material may not be there several weeks from when it was placed."

Mr. Traynum added that it is hard to predict how much sand would be needed to sustain the beach until the start of the Army Corps of Engineers project in January. He said, "50,000 yards in an ideal scenario might buy 6 months' worth of erosion, but placing it in current conditions is not, you're likely to see that spread out faster than you would as it was (INAUIBLE) because essentially you're building a bulge out into a shoreline that doesn't want it to be there, so it is going to rapidly spread at first. So to give you kind of a guarantee, which I am not going to do, but I would say that on order of 50,000 or more could provide you months' worth of protection. But there is no guarantee with it because especially again, as you are trucking in that material it is not just going into the top part of the beach and staying there. Every tide that material is being shifted lower into the profile."

The final option presented by Mr. Traynum involved the placement of sandbags along properties experiencing the most severe erosion. He explained, "Any recommendation I have for sandbags kind of comes with a caveat that it needs to be done well because you need a continuous line of protection. If you have a gap in it, then owners adjacent to that gap are subject to flanking erosion."

He continued, "I don't think our company has ever recommended sandbags before, but in a situation like this where we know that there is a long-term solution, I'll call that the Corps

project, coming very soon, that there is kind of a clear end date, to me, that is a good option to try to hold the line know that if we did just supplement sand, that with the next king tide or nor'easter event, we may not have any protection and be right back in the situation we are in today. So it is not a recommendation that I would take lightly, but in this particular situation, if owners, that is for you all to decide, but elected to do sandbags, that is certainly a viable option and you could supplement that with some dune restoration and scraping. You would want to try to put the sandbags as far seaward as possible. Everything with this project, you want to keep as landward as possible to try to help yourself until this Corps project is put in place."

When asked if some of each option could be done, Mr. Traynum said, "I think you can. Once the bags are in place, OCRM will not let you scrape sand in front of those anymore. So you could do some effort where you're trying to restore some type of minimal dune or some kind of fix the shoreline at least back to a relatively straight shoreline and then put bags in front of that."

Director Kerr explained the sandbags would be placed on private property at the toe of the escarpment but within OCRM's jurisdiction.

Mr. Traynum said, "My recommendation as far as just adding sand would be let's try to remove as much off the spit as we can because that is the most efficient way to do it. If we felt like we needed more, and the first sign that any properties may be affected or that the high tide beach may be affected, we would stop doing that. And that is probably best done by a dollar amount rather than a volume. It is going to be very difficult to track the volumes in those situations with the beach constantly eroding."

Council Member Bogosian said he would like the City to remove the restriction that currently prohibits homeowners to put sandbags to the setback line. He agreed a combination of efforts would be best to protect the beach.

Mr. Traynum said sand scraping efforts would continue this week while sandbags are being filled and prepared. 50-100 sandbags can be installed each day. He predicts it would take 1-2 weeks to install the necessary sandbags. Administrator Fragoso noted that the cost to install the bags is approximately $30,000 per property and does not include the cost of removing them prior to the Corps project.

Director Kerr reviewed OCRM and City jurisdictional lines and the City's ordinance regarding erosion control devices. Staff suggests Council consider allowing the use of 1-cubic-yard sandbags be placed within the City's jurisdiction by residents at their expense. Changing the City code that would allow sandbags placement requires two readings, a public hearing, and review by the Planning Commission. An emergency ordinance could be drafted by staff and be ready for a vote next week ahead of the City Council Workshop. By State law, the emergency ordinance can only be in effect for 60 days and would need to be renewed by City Council until the start of the Army Corps of Engineers' project. Administrator Fragoso said the City code could be permanently amended through the longer process.

A brief discussion ensued about the proper placement of the sandbags.

MOTION: Mayor Pounds made a motion directing staff to draft an emergency ordinance relaxing the current prohibition on the placement of sandbags landward of the OCRM jurisdictional lines with the sandbags to be removed upon completion of the Army Corps of Engineers' project. Council Member Pierce seconded the motion. The motion passed unanimously.

Administrator Fragoso stated that some homeowners have begun the permitting process with OCRM to allow for sandbag placement.

MOTION: Council Member Pierce made a motion to approve an amount not to exceed $250,000 to allow for the placement of sandbags on those properties that meet the emergency threshold. Council Member Anderson seconded the motion.

Mr. Traynum said they would attempt to place as much sand as possible in front of the berm prior to the sandbags being laid. Administrator Fragoso added that once the sandbags are in place the City is not authorized to place more sand in front of them. The City will be responsible for maintaining and removing the sandbags.

VOTE: A vote was taken with all in favor.

Possible funding sources for parts of these expenses were discussed. Administrator Fragoso said, "Just for the record for you all, when Council approved the trucking project and we did obtain $150,000 from the State to cover 50% of the construction costs for that project, we pivoted and went through an emergency order, emergency scraping. That work will be reimbursable by FEMA because it was declared disaster. So we still have not used or even received any of the funding from the original project as it had been anticipated at the time. I believe that it is in the City's best interest to get reimbursement from FEMA at a 75/25% share for the emergency work, and then go back to the State with a revised application for our new effort and get additional funds and potentially up to 50% of matching."

MOTION: Council Member Bogosian made a motion to approve an amount not to exceed $1,250,000 for a combination of scraping and trucking in sand with a target of placing 50,000 cubic yards of sand in the project area and apply for State matching funds. Council Member Pierce seconded the motion.

Administrator Fragoso clarified that the $250,000 for the sandbagging project is in addition to this motion approving a $1,250.000 expenditure. Monies for these projects will come from the City's Beach Renourishment Fund which currently has a balance of $8.9 million.

VOTE: A vote was taken with all in favor.

Mayor Pounds asked Mr. Traynum to speak to the fortifications on the Sullivan's Island side of Breach Inlet. Mr. Traynum said no new seawalls have been allowed since the Beachfront Management Act passed in the 1980s.

Council Member Bogosian said he would like to discuss rechanneling Breach Inlet at the October workshop. Mayor Pounds said a discussion about Beachwood East also needs to happen in the near future.

3. **Adjournment**

Council Member Ward made a motion to adjourn. Council Member Anderson seconded the motion. The meeting was adjourned at 4:28pm.

Respectfully submitted,

Nicole DeNeane
City Clerk

SPECIAL CITY COUNCIL MEETING
4:00pm, Tuesday, October 10, 2023
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, Ward, Bogosian, Streetman, Anderson, Popson, Miars (via phone), Pierce, and Mayor Pounds

Staff Present: Administrator Fragoso, Director Kerr, City Attorney McQuillin

Others present: Steven Traynum, CS&E

2. **Purpose**

A. **Consideration of emergency ordinance 2023-01, an ordinance providing emergency procedures permitting residents near Breach Inlet to install sandbags on a temporary basis for emergency erosion control**

Mr. Traynum said the dune has been holding up well this week even at high tide. He estimates about 10,000 cubic yards of sand have been moved. He believes they can get the bulk of the 50,000 cubic yards of sand up before the next king tide. He reported the sandbag project will begin this week for the properties between 120-206 Ocean Boulevard.

Administrator Fragoso said, "After Tuesday's meeting when Council approved $250,000 for the installation of sandbags in this area, the City's procurement code allows the City to not go through any competitive procurement process for expediency purposes. However, we reached out to multiple contractors and informally requested proposals for this work. We opened bids here on Monday at noon. Both contractors who submitted proposals were here. We received a bid of $149,000 from Collins Construction and the other company, Blue Tide, submitted a bid of $250.000 for this work."

Mr. Traynum shared photos and data explaining why the erosion is occurring and why it is looking a little better at this time. He said he sees some accretion in the upper part of the beach.

Administrator Fragoso explained the emergency ordinance: "We incorporate the requirements for temporary sandbag installation and this emergency ordinance would, as we had discussed, would be temporary and would only apply to Front Beach properties that are between 100 Ocean Boulevard and 914 Ocean Boulevard. And the reason we are expanding this past the current emergency condition area, which is 314 Ocean, is the scope of the project for the Army Corps that we are anticipating starting by early next year extends past 3rd. It goes up to about 10th

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Avenue, and part of the purpose and goal of this ordinance is to allow property owners to be proactive. So we know that the area is very close to the area that is erosional and giving the property owners that are past that to be able to take proactive measures if they want to ahead of the potential future erosion. The requirement for the installation of temporary sandbags in Requirements include getting an emergency permit from the City and there are certain conditions that are required of the property owners in order to get an emergency permit from the City, and those include coordinating with OCRM on the delineation of the line wherever they claim jurisdiction because that is going to be essentially the line that they are going to be looking landward for the installation of these sandbags. So the proposed ordinance includes that coordination that is going to be the responsibility of the property owner to do that with OCRM.

"The sandbags would need to be placed parallel to the shoreline, not perpendicular. They are limited to a maximum height of 6' and that is measured at the bottom of the trench. They have to be stacked at an angle no steeper than 45 degrees, installed in a trench at a depth equivalent to the bottom of the existing escarpment. And then property owners would be able to install those sandbags in a trench at least 15' landward of the escarpment."

Director Kerr explained that 15' is "the closest they can excavate and not collapse that wall. It is based on structural properties of sand."

Council Member Anderson suggested property owners submit maps to the City, to which City Attorney McQuillin replied, "We added subsection 1 and 2. Under that section that just says, as you know, they have got to coordinate with OCRM as set forth below. And the surveyor hired by the resident must mark the OCRM setback line using the coordinates under the data download tab of OCRM's beachfront jurisdictional lines viewer at properties where the beach has eroded landward of the OCRM setback line or where unauthorized materials have been placed within OCRM beach critical area jurisdiction. The landward limit of the beach's critical area must be marked by OCRM staff or a surveyor must mark the landward limit of the beach's critical rea using coordinates provided by OCRM."

Administrator Fragoso continued to explain the emergency ordinance: "Section E requires the resident's contractor to do the work by accessing it through the resident's property. However, if that is not possible, they would need to seek approval from the City what beach access path they would be utilizing to access and do the work on the ocean side. No solder piles or any structural members shall be used to support sandbags in place. So they cannot use anything structurally to hold those sandbags in the trench. The sandbags shall be one cubic yard and commercially manufactured for the purpose of holding sand. They need to be tan, off-white, or white. As Steven mentioned earlier, the sandbag material needs to be a beach-compatible sand, submitted and approved by OCRM. The resident is responsible for the day-to-day maintenance of these temporary sandbags to ensure that they're remaining in place. And if they are in disrepair, they need to be removed or replaced by the resident, not by the City.

"Section Two talks about the removal of these sandbags. We talked about this being temporary until the City is able to execute the project with the Army Corps of Engineers, which is expected early 2024. So it is either before the completion of this project or if the City deems that they need

to be removed for whatever unforeseen reason. At this time, the City would be issuing the resident a notice, and within 45 days of receiving the notice, the resident would have to remove those sandbags.

"Section three talks about a requirement to have an escrow agreement. So this is very similar to the process that OCRM has for their approval of the sandbags. They do it through a bond. We think it is much easier to manage administratively to require an escrow for the amount that it would cost to remove it, and that just ensure the City that the bags will be removed in accordance with the requirements of this ordinance."

She continued, "Then section three, Sandbag Count and Maintenance. Prior to the installation, all bags need to be counted, recorded, and approved by the City, and we would keep documentation about that and their condition throughout the next few months until the bags need to be removed either by notice of the City or by virtue of the execution of the Army Corps of Engineers' project…Section four, the suspension of our local provisions. This reiterates that the sandbags are approved. However, no seawall or revetment or bulkhead would be allowed under the provisions of this emergency ordinance."

City Attorney McQuillin said the ordinance allows the City to remove the sandbags even if the homeowner does not want them removed.

Administrator Fragoso added, "The City is doing what it is permitted to do under OCRM jurisdiction. We are only allowed to do the work that we are approved to do by the State.

Director Kerr added they have been in touch with the Coastal Conservation League about the work being done in this area, and "this very much follows the OCRM kind of mold. It is just we are allowing it on our side of the line. That because of the temporary nature, the fact it was kind of a proven track record with OCRM of this process working, I think that put everybody's mind at rest. We are not opening the barndoor for seawalls or revetments, and it made the broader community comfortable with the direction that we are considering here.

MOTION: Council Member Anderson made a motion to approve the ordinance as amended including provisions clarifying the OCRM surveying of their line. Council Member Pierce seconded the motion.

Council Member Hahn said he will not vote in favor of the ordinance. He expressed concern about the unintended consequences of allowing the sandbags on the beach, particularly if not all the residents place sandbags, thereby creating a pooling effect. Mr. Traynum said it would be ideal if there was a coordinated effort to place the sandbags. However, he is okay with the sandbag placement since it is a temporary situation.

VOTE: A vote was taken as follows:

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

The motion passed 7-2.

B. **Discussion of potential channel realignment/shoal management project at Breach Inlet and other long-term solutions for erosion control**

Mr. Traynum explained why a channel realignment is a feasible project but may only temporarily fix problems in the area of Breach Inlet. Council Member Bogosian asked if it is a project the City could partner with Sullivan's Island on to complete.

Mr. Traynum said, "I think the only way it would directly benefit them is by placing material directly, not allowing the waves to do it because it is going to happen regardless to them anyway. They are actually going to benefit from the Corps project, too. I think about 150,000 yards is going to be placed over there in a couple of areas, and then they are going to manually move that material along that Breach Inlet shoreline. I think that is going to provide a very substantial amount of sand that should really restore this beach for a long time."

He added, "Even with the Corps project, it's important to remember this is an unstabilized inlet erosion zone, so there is nothing outside of a hard structure like a jetty will you permanently fix that area." He recommends continued monitoring of the area.

Administrator Fragoso said a meeting is being planned for November to share the details of the Corps project with the public.

C. **Executive Session**

City Attorney McQuillin said there is no legal update to give and no need for the Executive Session.

3. **Adjournment**

Council Member Popson made a motion to adjourn. Council Member Streetman seconded the motion. The meeting was adjourned at 4:52pm.

Respectfully submitted,

Nicole DeNeane
City Clerk

SPECIAL CITY COUNCIL MEETING -- WORKSHOP
5:00pm, Tuesday, October 10, 2023
1207 Palm Boulevard and
broadcasted live on YouTube: https://www.youtube.com/user/cityofisleofpalms

MINUTES

1. **Call to order**

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

Absent: Council Member Miars

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

2. **Citizens' Comments**

Mr. Al Clouse's comments are attached to these minutes.

3. **Special Presentations**

Presentation from Chris Jordan, General Manager, IOP Water & Sewer Commission on current and upcoming projects: Forest Trails Wastewater Treatment Plan Consolidation, Reverse Osmosis Water Treatment Plant Concentrate Line Extension, Forest Trails Wastewater Treatment Plan Effluent Line Replacement, and Conventional Sewer Installation

Mr. Chris Jordan of the IOP Water & Sewer Commission gave updates on current projects and detailed upcoming projects planned by the Commission including the Forest Trails Wastewater Treatment Plan Consolidation, Reverse Osmosis Water Treatment Plant Concentrate Line Extension, Forest Trails Wastewater Treatment Plan Effluent Line Replacement, and Conventional Sewer Installation. He anticipates bringing the new wastewater treatment plant online in early 2024. The demolition of the Wild Dunes plant begins following that. Mr. Jordan said the new plant anticipates future increases to sewer capacity.

He shared that the Commission received just over $4.5 million in American Rescue Plan funds through the SC Rural Infrastructure Authority for three other projects: extension of the R/O concentrate line, effluent line replacement, and the installation of conventional sewer in the area of 37th-41st Avenue, Palm Boulevard, and Cameron Boulevard.

Potential costs to tie into sewer were briefly discussed. Possible future sites for lift stations were also discussed.

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4. **Dashboard of City Operations**

Administrator Fragoso noted there have not been many changes regarding revenues and expenditures since last month. Police Department charges and actions are tracking ahead of last year. Calls for service and traffic stops are ahead of the last two years. Parking citations are ahead of 2022 but less than 2021 numbers. Livability charges are three times higher than last year while the court docket is trending lower compared to September 2021.

There were 139 calls for service for the Fire Department in September. The City continues to receive more automatic aid than they are providing. Recreation Department registrations are ahead of last year.

She said the Building Department has noticed a slight reduction in construction activity which impacts business licenses and permits. Only 17 homes have been permitted in 2023 when 38 had been permitted by this same time in 2022. This was anticipated during the budgeting process.

There are two officer vacancies in the Police Department, but an offer has been made for one of them. An offer for the open Code Enforcement position has been or will soon be extended. Four paramedic positions remain open; an offer has been extended for one. Fire Marshall Stafford is retiring at the end of the year, and an offer has been made to someone so there is a transition period before he leaves.

She shared several upcoming events including Coffee with the Mayor and the Halloween Parade & Carnival.

1,809 short-term rental licenses have been issued since May 1; 184 at 4% property tax rate and 1,625 at the 6% tax rate.

5. **Departmental Reports** – in the meeting packet

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

A. **Livability**

i. **Update of Fire Department's Strategic Plan**

Chief Oliverius shared the development of the Fire Department's Strategic Plan they worked on with the Riley Center for Livable Communities. The Chief shared the department's vision and mission statements, the major forces and drivers shaping the department, strengths and opportunities as well as the weaknesses and threats facing the department, and finally five strategic priorities they have developed and will use as their guide moving forward.

ii. **Review of final design of emergency vehicle access project at the IOP County Park**

Administrator Fragoso pointed to the anticipated final design of the emergency vehicle access project in the meeting packet. The goal is to bid the project out in November and execute a contract to begin construction in January. $200,000 has been budgeted for the project.

B. **Environmental**

C. **Public Services**

i. **Discussion of responses to RFQ 2023-01 Design-Builder for the modification and repairs of City Hall**

Administrator Fragoso said two design-build teams gave presentations to the Public Services & Facilities Committee a few weeks ago. Staff is collecting scoring sheets, which will be presented at the Council meeting.

ii. **Discussion of responses for RFP 2023-05 for parking management and enforcement services**

Administrator Fragoso reported that four companies gave presentations for parking management and enforcement services to the Public Safety Committee last month. Staff has not had the opportunity to review those scoring sheets yet. She hopes they will have time to work on them this month.

D. **Personnel**

Update on wage and compensation study review

Administrator Fragoso reported that staff has received the results of an employee survey on compensation. 83 employees responded to the employee survey. She said the data will be shared at a later date. Evergreen is currently evaluating the market to see how the City compares to the same list of peers that was look at in 2020. She anticipates having the market report at the end of October or early November and will present it to Council after that. She said, "It does reaffirm that the City doing this process at this time is important. It is the right thing to do, and in order for the City to meet our compensation philosophy that was adopted by Council a couple years ago, we will probably be in a position to need to make some adjustments to remain competitive. Almost every municipality around us has implemented significant and dramatic changes to their compensation plan, and I believe that we are running behind."

She also shared that she and HR Officer Ladd are working a confidential report of potentially actionable information from exit interviews. They have learned that some public safety personnel have found higher rates of pay closer to home. They have also learned that people enjoy working for the City and feel as if they are making a difference.

E. **Other items for discussion**

7. **Financial Review**

A. **Financial Statements and Project Worksheets**

Director Hamilton said revenues are tracking at 14% and expenses are tracking at 18% of the budget one quarter into FY24. Property tax bills go out in October and the City will begin to realize that income in December and January.

She pointed out that the City used some of the reserved tourism funds as they need to be used within 2 years. She also noted that $2.2 million of the budget "is or will be fully or partly covered by grants or the State's budget, and those revenues are not included in our budget."

The General Fund is running at 12% of budget revenues and 23% of budgeted expenses. Parking revenue is at 46% of the budget. Other revenues such as court and interest income are at 44% of the budget. Director Hamilton also confirmed the projected slow down in business licenses and permits.

The cash balance is almost $42 million, and the City earned interest at a rate of 5.6%.

Auditors will begin their annual process next Monday. She anticipates the audit presentation at the December meeting.

The only tourism funds received in September was $153,000 in hospitality taxes.

She pointed out the $42,000 change order for Thomas & Hutton and a $171,000 to Quality Enterprises on the Phase 3 project worksheet. $99,000 was paid to Davis & Floyd for the Drainage Master Plan, and that worksheet will be closed out this month.

Upon a question from Council Member Ward, Director Hamilton said she believes the City to be in a financially strong position with a strong credit rating and strong cash balances. She said the City's budget cannot run at a deficit. She said that while it may look like the City is running at a deficit, "some of those funds are coming from the reserve fund. They may not be in the budget collected this fiscal year because we are using some of the reserve funds that have already been collected."

Council members discussed the City's decision during the budget process to dip into tourism reserves to complete some tourism-related projects and how that appears on the balance sheets. Administrator Fragoso pointed out that grant revenue is not anticipated in the budget, so there will be expenditures for those projects that will be covered by the grant revenue the City receives during the fiscal year.

8. **Procurement**

A. **Report of approval of contract in the amount of $21,942 to Manor Fence and Specialty for the installation of the new fence at the Bark Park**

Administrator Fragoso said they received several responses to the RFP for the fence at the Bark Park. The awarded contract for $21,942 came in under budget.

B. **Report of award of Assistance to Firefighters Grant in the amount of $48,104 for exercise equipment for Fire Department's Wellness and Fitness Program [City's 5% share is $3,036]**

Administrator Fragoso said, "The City received another grant last month from FEMA, and this is to purchase physical equipment for the gyms for both stations. This is an effort to enhance our wellness program for the Fire Department. This grant is covered at 95%. 95% of the cost is covered by FEMA."

9. Capital Projects Update

Administrator Fragoso said the 30th Avenue outfall project is complete. Work on the 36th Avenue outfall begins next week, and the road detour is scheduled to start on October 17. Notices have been issued to all property owners in the area and it has been on social media as well.

The vendor for the 41st Avenue outfall project has been selected. There will be a kickoff meeting with them (The Bastian Group) this week. The project includes outfall improvements and piping a section of the ditch to 41st Avenue. Once the contract is executed, the City will request a change order from the Bastian Group to learn the price to pipe the ditch so Council can decide if it is a cost-effective option.

She reported that the bid from the Bastian Group came in $900,000 over budget, but after follow-up conversations with the Office of Resilience, they agreed to provide the additional funds "highlighting the importance of this infrastructure and its connection to our fire station."

The City is working on the contract with Thomas & Hutton for the design, engineering, and permitting of the Waterway Boulevard Multi-Use Path project. The City has applied for a FEMA construction grant that will pay for 90% of the construction costs. They anticipate the award for that grant in the first quarter of 2024. Since the project was identified as a priority by the SC Emergency Management Division, they expect it to be funded. There is still a fair amount of work that needs to be done before actual work begins in January.

Staff held a meeting on the Sea Level Rise Adaptation Plan last week. The next step will be meetings with the stakeholders.

Both permits needed for the work at the public dock are on hand and the design is almost complete. After the design is reviewed, the project will be put out to bid. She reviewed the drawing included in the meeting packet.

The City is reapplying for the minor permit needed to complete the work on the T-dock. This project will be bid with the public dock work which will hopefully generate some savings. There is $200,000 in the budget for these repairs.

The Marina dredging process is ongoing. Work is being done to identify alternatives for the dredge disposal and preparing the permit applications.

Staff has identified some beach access paths that would benefit from footbridges or ADA-compliant boardwalks. Footbridges can be installed at 26A and 36A beach accesses. These would not be ADA-compliant due to the requirements of the slope and the height of the dune. ADA-compliant boardwalks can be installed at 46th Avenue and 52nd Avenue. The next step is speaking with the neighbors in those areas to let them know of the City's plans to enhance the beach access paths. With City Council's approval, they will request funding from the Charleston County Greenbelt funds in January for the footbridges. The ADA-compliant boardwalks would be funded using the State grant received for this purpose.

The contract for the installation of the fire department exhaust system has been approved and completion is anticipated early next year.

Work on the outdoor fitness court is in process. Concrete should be poured this week. After the concrete has had time to cure, the equipment is to be installed the second week of November.

Installation of the new hardscape areas at the Bark Park has been completed.

The City has received the final design for the next electrical undergrounding project at 14th Avenue. The cost estimate for that project is $100,000 and the City will cover their 50% share of the project from the $75,000 in the budget. The necessary easements are being acquired.

Chief Cornett and Administrator Fragoso met with SCDOT staff yesterday to review some preliminary drawings for the Palm Boulevard bike and pedestrian enhancements. SCDOT will be making some revisions based on that meeting. The concept drawings will be made available after the revisions are done.

The IOP Connector project has been given to another engineering firm and there will be a kickoff meeting with them next month.

10. **Legislative Report**

11. **Adjournment**

Council Member Ward made a motion to adjourn, and Council Member Streetman seconded the motion. The meeting adjourned at 6:26pm.

Respectfully submitted,

Nicole DeNeane
City Clerk

City Council 10/10/23; Clouse Comments (Meeting No. 24 since 4/13/2022)
Regarding NOISE ORDINANCE; NUISANCE.

Requesting for the **seventeenth (17th) time** (twice in writing) to provide us written assurances regarding enforcement of **§ 9-2-5 (b)(c). "Amplified Music"** from Sweetgrass has resulted into a **"Nuisance",** which is being perpetrated by the City, as a result of not enforcing the ordinance.

The **"Nuisance"** verbiage in the current ordinance, was eliminated in the proposed ordinance by the Public Safety Committee; a 2 to 1 vote. What is the reason we would eliminate **"Nuisance"** verbiage from the ordinance? Our speculation; an effort to eliminate the **"sins of the past"**; clearly at the expense of the residents, who have an event center located in their neighborhood.

The Empire continues to violate the above section; the administration, and this council, continues to perpetrate their actions. No one has stepped up, taking the bull by the horns, and directed the Empire to discontinue taunting us. **Livability Statistics: September — 30 Noise Complaints resulting in 14 Warnings; 1 Citation. August— 17 Noise Complaints resulting in (6) Warnings; (0) Citations. Combined, 47 Complaints resulting in 20 Warnings (42.5%); 1 Citations (2.1%);** (See attached).

Interestingly, in the same period above, **"Business License"; 15 complaints** resulting in **15 citations.....100%!**

Planning Commission will be discussing decibel levels to the proposed noise ordinance . We believe in designating a **neutral zone** between the Sweetgrass Inn and our residential community. In an effort to protect our rights and livability, decibel measurements from the source, be within twenty (20) feet from the source.

Will a new noise ordinance greatly improve our Livability, or will it legalize bad behavior?

Any dialogue with the Lowe Boys or Mr. Dart regarding our **"Back to the Future"** proposal? Respectfully, I know Ms. Haack "intently" listens to my comments; they are aware. We are requesting they honor their oral commitments.

Their inability or unwillingness to honor past commitments, casts seeds of doubt regarding any future commitments.

Agenda Item 6.

"Strategic Plan Policy Initiatives and Priorities
Mission Statement: To be the most sustainable, family-friendly beach community in South Carolina.
Vision Statement: To be a welcoming, environmentally conscious and resilient coastal community committed to enhancing the quality of life for those who come here to live, work and play. "

On 9/12/23 we respectfully, requested an asterisk (*) be added to the **Vision Statement** which states: *Excluding residents which are located in proximity to the Sweetgrass Inn. An oversight? The Crowes are Calling!!

9/2023

ISLE OF PALMS POLICE DEPARTMENT
MONTHLY REPORT
SEPTEMBER 2023

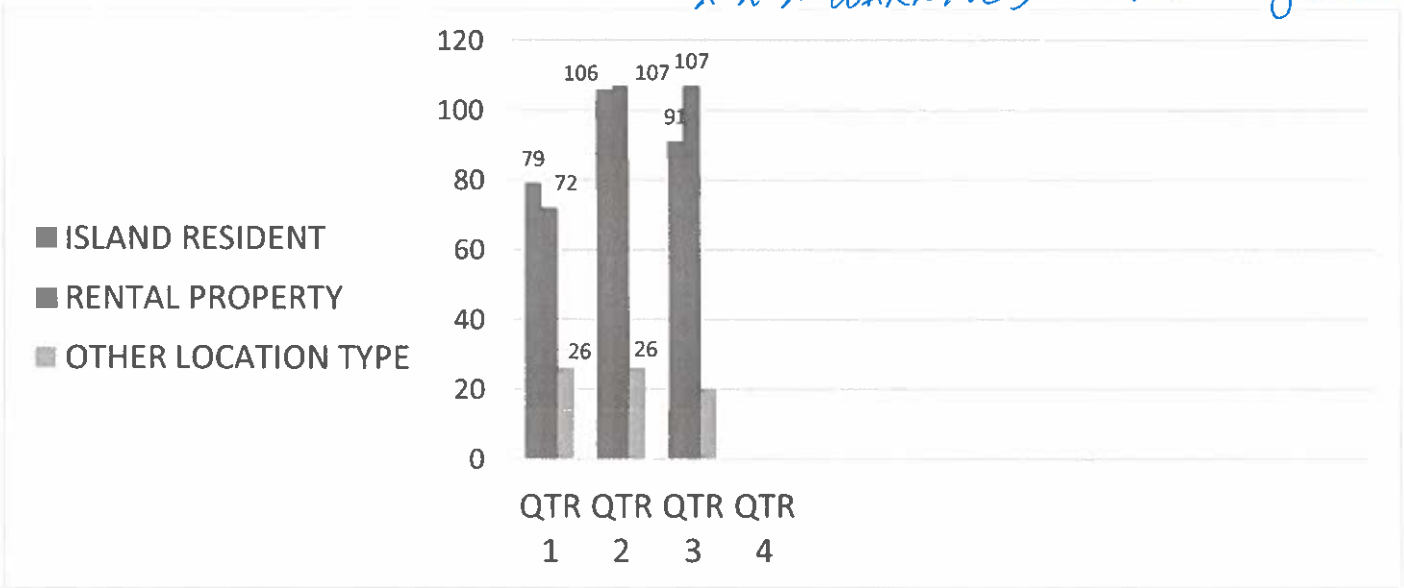
Livability Statistics * 8/2023 + 9/2023

LIVABILITY COMPLAINTS	ISLAND RESIDENT	RENTAL PROPERTY	OTHER LOCATIONS	TOTAL COMPLAINTS	CITATIONS	WARNINGS	UNFOUNDED	COMPLAINT DISPOSITION
NOISE	7	14	9	30	0+1=1	6+14=20	11+15=26	17+30=47
FIREWORKS	0	0	0	0	0	0	0	0
UNKEMPT LOTS	0	0	0	0	0	0	0	0
RIGHT-OF-WAY OBSTRUCTION	0	0	0	0	0	0	0	0
BUSINESS LICENSE	4	2	1	7	7	0	0	7
OTHER RENTAL PROPERTY VIOLATIONS NOT LISTED	0	1	0	1	0	1	0	1
SHORT TERM RENTAL OCCUPANCY VIOLATIONS	0	0	0	0	0	0	0	0
SHORT TERM RENTAL VEHICLE LIMIT VIOLATIONS	0	0	0	0	0	0	0	0
ROLL CART VIOLATIONS	12	17	0	29	0	29	0	29
TOTAL	23	34	10	67	8	44	15	67
% BY CATEGORY	34%	51%	15%		12%	66%	22%	

** CITATIONS = 2.1% of COMPLAINTS

*** WARNINGS = 42.5% of COMPLAINTS

Livability Complaint by Property Type



8/2023

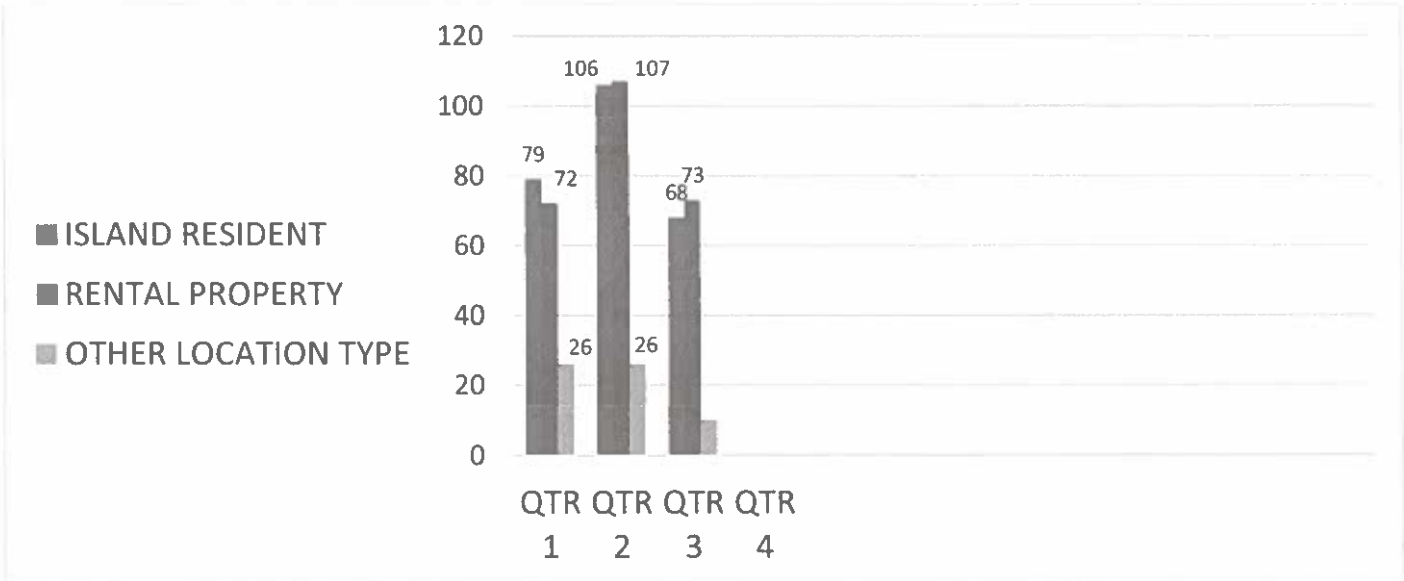
ISLE OF PALMS POLICE DEPARTMENT
MONTHLY REPORT
AUGUST 2023

Livability Statistics

LIVABILITY COMPLAINTS	ISLAND RESIDENT	RENTAL PROPERTY	OTHER LOCATIONS	TOTAL COMPLAINTS
~~NOISE~~	5	7	5	**17**
FIREWORKS	0	0	0	**0**
UNKEMPT LOTS	1	1	0	**2**
RIGHT-OF-WAY OBSTRUCTION	2	0	0	**2**
BUSINESS LICENSE	6	2	0	**8**
OTHER RENTAL PROPERTY VIOLATIONS NOT LISTED	0	0	0	**0**
SHORT TERM RENTAL OCCUPANCY VIOLATIONS	0	0	0	**0**
SHORT TERM RENTAL VEHICLE LIMIT VIOLATIONS	0	0	0	**0**
ROLL CART VIOLATIONS	18	22	0	**40**
TOTAL	**32**	**32**	**5**	**69**
% BY CATEGORY	**46%**	**46%**	**7%**	

CITATIONS	WARNINGS	UNFOUNDED	COMPLAINT DISPOSITION
0	6	11	17
0	0	0	0
0	2	0	2
0	2	0	2
8	0	0	8
0	0	0	**0**
0	0	0	**0**
0	0	0	**0**
11	29	0	**40**
19	**39**	**11**	**69**
28%	**57%**	**16%**	

Livability Complaint by Property Type



Special Public Safety Committee Meeting
10:00am, Thursday, September 28, 2023
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 Ward, Anderson, and Hahn

   Staff Present: Administrator Fragoso, Chief Cornett

2. **Purpose -** – Presentations from parking management and enforcement vendors

Representatives from The Car Park, Pivot Parking, Municipal PCI, and One Parking gave presentations about their parking management and enforcement offerings. Each team spoke about how they would manage parking around the island, how they intend to staff and train their parking management team, proposed signage notifying the public of parking payment options, the use of LPR technology in parking management, other municipalities in which they currently manage parking, proposed management of residential parking permits, and options to notify the public of the locations of open parking spaces. Each team also presented high-level financial compensation packages. All teams indicated their parking management program will increase parking revenue for the City.

Committee members will assess each team with evaluation criteria provided to them and will give that to staff. Staff will compile the results and bring them before the City Council at the October workshop.

3. **Adjournment**

Council Member Hahn made a motion to adjourn, and Council Member Anderson seconded the motion. The meeting was adjourned at 12:49pm.

Respectfully submitted,

Nicole DeNeane
City Clerk

DRAFT

EXISTING POND

PORTION OF EXISTING FENCE TO BE REMOVED FOR NEW SLIDING GATE

EXISTING CURB TO BE REMOVED

EXISTING TREE TO BE REMOVED (TYP)

NEWSPAPER BOXES TO BE RELOCATED

EXISTING FIBER OPTIC CABLE (VERIFY DEPTH PRIOR TO CONSTRUCTION)

EXISTING PALM TREES (3) TO BE REMOVED. REMOVE EXISTING LANDSCAPE MOUND

EXISTING BOX TO REMAIN
RIM: 7.34
INV IN: 1.43' (S)

SAW CUT @ THIRD CONTROL JOINT

EXISTING CONCRETE TO BE REMOVED WITHIN HATCHED AREA

CUT OVERGROWN VEGETATION COVERING WALK & CLATTER BRIDGE (LANDWARD OF SETBACK LINE)

OCEAN BLVD

SEA CABINS

EXISTING CONCRETE TO BE REMOVED

DEMOLITION PLAN

SILT FENCE TO BE ADDED AROUND SWALE

REGRADE AND GRASS SWALES AS REQUIRED FOR POSITIVE DRAINAGE

3.5' PLANT STRIP. PLANTINGS SELECTED BY CHARLESTON COUNTY PARKS

NEW 14' SLIDING AUTOMATIC GATE TO MATCH EXISTING FENCE (CONTROLS BY OTHERS)

INSTALL APPROX. 40 LF OF 15" RCP @ 0.5%

TIE NEW RCP INTO EXISTING BOX. REPAIR WITH BRICK AND MORTAR AND REPAIR CURB AS NEEDED

EXISTING FIBER OPTIC CABLE

POWER FOR EMS (BY OTHERS)

VEGETATIVE BERM (2' HIGH)

EMERGENCY VEHICLE PULL OFF DRIVE

CITY TO COORDINATE W/ OCRM TO REMOVE AND INSTALL NEW CLATTER BRIDGE

APPROX. END OF CLATTER BRIDGE (COORDINATE W/ OCRM)

EXPANSION JOINT @ EXISTING CONCRETE (SEE DETAIL 2)

SILT FENCING

SF

16.00

32.00

10.00

7.00

R50.00

NEW 7' CONCRETE SIDEWALK W/ EXPANSION JOINT.
ALL CONCRETE WILL BE ADA COMPLIANT.

CONCRETE EXPANSION/CONTROL (SEE DETAIL 1)

2 - 4" SCHED. 40 PVC PIPES

PALM TREES TO BE REPLANTED. (SEE DETAIL 4)

ADJUST SSMH AS REQUIRED TO MATCH NEW ELEVATIONS.

NEW EMERGENCY ACCESS GATE. MIN 12' WIDE SLIDE GATE TO MATCH EXISTING FENCING. GATE SHALL BE LOCKABLE.

INSTALL NEW GRATE INLET. GRATE INSTALLED 6" BELOW ADJACENT SIDEWALKS

GRADE LOW AREA AT ROAD TO DRAIN TO NEW GRATE INLET

PERMEDGE PAVERS W/ GRASS PLUGS OR SEEDS

PROPOSED LAYOUT

NORTH

0 20' 40'
SCALE: 1" = 20'

ISLE OF PALMS EMERGENCY ACCESS MASTER PLAN

ISLE OF PALMS, SOUTH CAROLINA
SEPTEMBER 2023
32041.00

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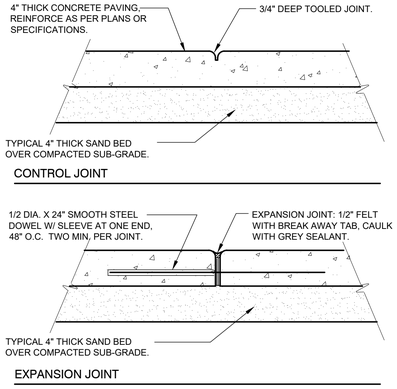
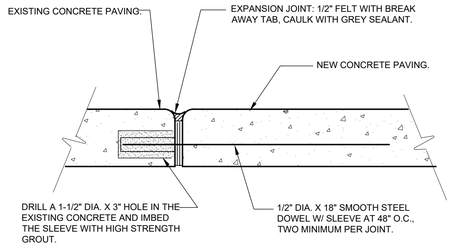
DF STUDIO planscape PLANNING | LANDSCAPE ARCHITECTURE

DAVIS & FLOYD SINCE 1954



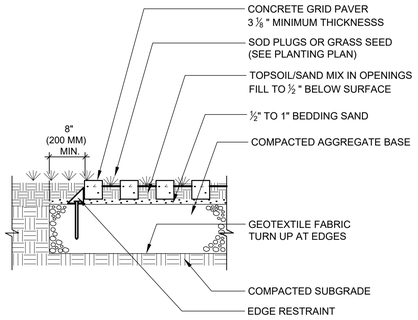
1 CONCRETE EXPANSION/CONTROL

1 1/2" = 1'-0" P-CO-IOP1-02



2 CONCRETE JOINT AT EXISTING PAVING

3" = 1'-0" P-CO-IOP1-01

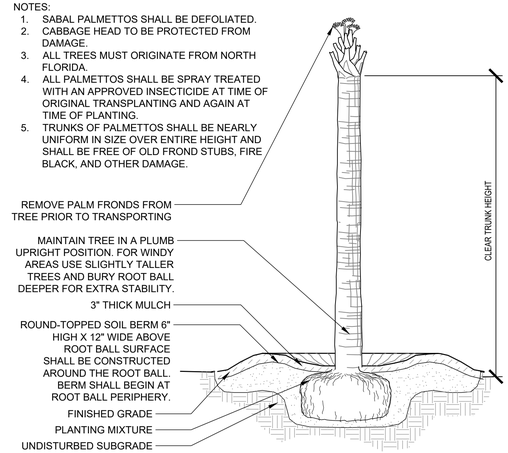


NOTES:
1. BASE THICKNESS VARIES WITH TRAFFIC, CLIMATE AND SUBGRADE.
2. MINIMUM BASE THICKNESS: 6" (150 MM) RESIDENTIAL DRIVEWAYS, 8" (200 MM) FIRELANES & PARKING LOTS.

3 TURFSTONE PERMEABLE PAVER

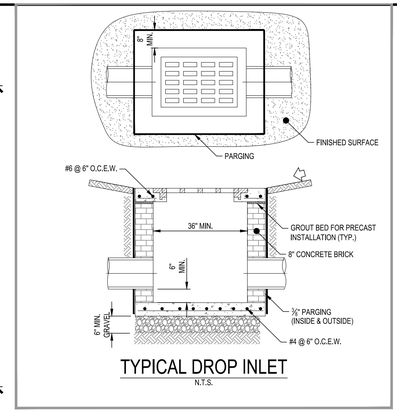
NTS
1" = 1'-0"

NOTES:
1. SABAL PALMETTOS SHALL BE DEFOLIATED.
2. CABBAGE HEAD TO BE PROTECTED FROM DAMAGE.
3. ALL TREES MUST ORIGINATE FROM NORTH FLORIDA.
4. ALL PALMETTOS SHALL BE SPRAY TREATED WITH AN APPROVED INSECTICIDE AT TIME OF ORIGINAL TRANSPLANTING AND AGAIN AT TIME OF PLANTING.
5. TRUNKS OF PALMETTOS SHALL BE NEARLY UNIFORM IN SIZE OVER ENTIRE HEIGHT AND SHALL BE FREE OF OLD FROND STUBS, FIRE BLACK, AND OTHER DAMAGE.



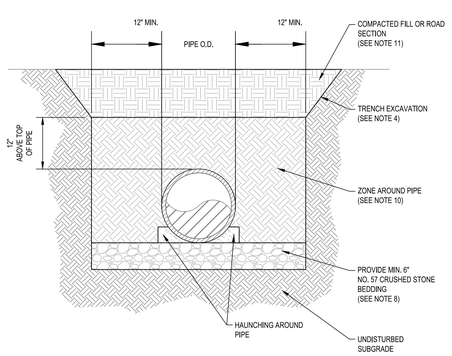
4 TYPICAL PALM TREE PLANTING

NTS



TYPICAL DROP INLET

N.T.S.



NOTES:
1. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO SCDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION, UNLESS NOTED OTHERWISE.
2. ALL INSTALLATIONS SHALL BE PERFORMED IN ACCORDANCE WITH PIPE MANUFACTURER'S RECOMMENDATION.
3. PROTECT EXISTING STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES FROM DAMAGES CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT, AND OTHER HAZARDS CREATED BY TRENCHING OPERATIONS.
4. SLOPE, BENCH, BRACE, SHORE, OR SHIELD ALL TRENCH EXCAVATIONS IN ACCORDANCE WITH OSHA CONSTRUCTION STANDARDS FOR EXCAVATION.
5. PROVIDE PUMPING AND DRAINAGE FACILITIES ADEQUATE TO KEEP THE EXCAVATED AREA SUFFICIENTLY DRY FROM GROUNDWATER AND SURFACE RUNOFF DURING CONSTRUCTION.
6. FINE GRADE THE BOTTOM OF TRENCH TO ALLOW FIRM BEARING OF THE BOTTOM OF THE PIPE. PROVIDE BELL HOLES AT EACH JOINT LOCATION.
7. WRAP ALL PIPE JOINTS WITH MIN. 6 OZ/SY NON-WOVEN FILTER FABRIC, US 160NW OR EQUIVALENT.
8. PROVIDE CRUSHED STONE OR GRAVEL BEDDING MEETING ASTM C 33, GRADATION 57 (NO. 57). UNDERCUT UNSUITABLE SOILS IN TRENCH BOTTOMS AND PROVIDE ADDITIONAL UNITS OF STONE BEDDING AS DIRECTED BY THE ENGINEER.
9. BACKFILL TRENCH WITH SUITABLE NATIVE MATERIALS WITH NO FRAGMENTS LARGER THAN 2 INCHES IN GREATEST DIMENSION. BACKFILL UP TO A LEVEL OF 2 FEET OVER TOP OF THE PIPE SHALL CONTAIN NO ROCK, CLODS, OR ORGANIC MATERIALS.
10. BACKFILL IN ZONE AROUND PIPE TO BE PLACED IN 6" LIFTS AND COMPACTED TO 100% STANDARD PROCTOR MAX. DENSITY (TEST METHOD C, ASTM D698), OR AS DIRECTED BY GEOTECHNICAL ENGINEER. COMPACT THOROUGHLY UNDER PIPE HAUNCHES AND TAMP UNIFORMLY TO PREVENT LATERAL DISPLACEMENT OF THE PIPE.
11. REMAINING BACKFILL ABOVE PIPE ZONE SHALL BE COMPACTED TO 92% MAX. DENSITY IN UNPAVED AREAS, OR 95% MAX. DENSITY IN PAVED AREAS, UNLESS NOTED OTHERWISE.

RCP TRENCH

N.T.S.

ISLE OF PALMS EMERGENCY ACCESS DETAILS

ISLE OF PALMS, SOUTH CAROLINA
SEPTEMBER 2023
32041.00

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DF STUDIO planscape PLANNING | LANDSCAPE ARCHITECTURE

DAVIS & FLOYD SINCE 1954

GENERAL NOTES:

1. DO NOT PLACE SILT FENCE ACROSS CHANNELS OR IN OTHER AREAS SUBJECT TO CONCENTRATED FLOWS. SILT FENCE SHOULD NOT BE USED AS A VELOCITY CONTROL BMP. CONCENTRATED FLOWS ARE ANY FLOWS GREATER THAN 0.5 CFS.
2. MAXIMUM SHEET OR OVERLAND FLOW PATH LENGTH TO THE SILT FENCE SHALL BE 100-FEET.
3. MAXIMUM SLOPE STEEPNESS (NORMAL [PERPENDICULAR] TO THE FENCE LINE) SHALL BE 2:1.
4. SILT FENCE JOINTS, WHEN NECESSARY, SHALL BE COMPLETED BY ONE OF THE FOLLOWING OPTIONS:
   - WRAP EACH FABRIC TOGETHER AT A SUPPORT POST WITH BOTH ENDS FASTENED TO THE POST, WITH A 1-FOOT MINIMUM OVERLAP;
   - OVERLAP SILT FENCE BY INSTALLING 3-FEET PASSED THE SUPPORT POST TO WHICH THE NEW SILT FENCE ROLL IS ATTACHED. ATTACH OLD ROLL TO NEW ROLL WITH HEAVY-DUTY PLASTIC TIES; OR,
   - OVERLAP ENTIRE WIDTH OF EACH SILT FENCE ROLL FROM ONE SUPPORT POST TO THE NEXT SUPPORT POST.
5. ATTACH FILTER FABRIC TO THE STEEL POSTS USING HEAVY-DUTY PLASTIC TIES THAT ARE EVENLY SPACED WITHIN THE TOP 8-INCHES OF THE FABRIC.
6. INSTALL THE SILT FENCE PERPENDICULAR TO THE DIRECTION OF THE STORM WATER FLOW AND PLACE THE SILT FENCE THE PROPER DISTANCE FROM THE TOE OF STEEP SLOPES TO PROVIDE SEDIMENT STORAGE AND ACCESS FOR MAINTENANCE AND CLEAN OUT.
7. INSTALL SILT FENCE CHECKS (TIE-BACKS) EVERY 50-100 FEET, DEPENDENT ON SLOPE, ALONG SILT FENCE THAT IS INSTALLED WITH SLOPE AND WHERE CONCENTRATED FLOWS ARE EXPECTED OR ARE DOCUMENTED ALONG THE PROPOSED/INSTALLED SILT FENCE.

POST REQUIREMENTS:

1. SILT FENCE POSTS MUST BE 48-INCH LONG STEEL POSTS THAT MEET, AT A MINIMUM, THE FOLLOWING PHYSICAL CHARACTERISTICS.
   - COMPOSED OF A HIGH STRENGTH STEEL WITH A MINIMUM YIELD STRENGTH OF 50,000 PSI.
   - INCLUDE A STANDARD "T" SECTION WITH A NOMINAL FACE WIDTH OF 1.38-INCHES AND A NOMINAL "T" LENGTH OF 1.48-INCHES.
   - WEIGH 1.25 POUNDS PER FOOT (± 8%)
2. POSTS SHALL BE EQUIPPED WITH PROJECTIONS TO AID IN FASTENING OF FILTER FABRIC.
3. STEEL POSTS MAY NEED TO HAVE A METAL SOIL STABILIZATION PLATE WELDED NEAR THE BOTTOM WHEN INSTALLED ALONG STEEP SLOPES OR INSTALLED IN LOOSE SOILS. THE PLATE SHOULD HAVE A MINIMUM CROSS SECTION OF 17-SQUARE INCHES AND BE COMPOSED OF 15 GAUGE STEEL, AT A MINIMUM. THE METAL SOIL STABILIZATION PLATE SHOULD BE COMPLETELY BURIED.
4. INSTALL POSTS TO A MINIMUM OF 24-INCHES. A MINIMUM HEIGHT OF 1- TO 2-INCHES ABOVE THE FABRIC SHALL BE MAINTAINED, AND A MAXIMUM HEIGHT OF 3 FEET SHALL BE MAINTAINED ABOVE THE GROUND.
5. POST SPACING SHALL BE AT A MAXIMUM OF 6-FEET ON CENTER.
6. INSTALL RUBBER SAFETY CAPS ON TOPS OF STEEL POSTS.

INSPECTION & MAINTENANCE:

1. THE KEY TO FUNCTIONAL SILT FENCE IS WEEKLY INSPECTIONS, ROUTINE MAINTENANCE, AND REGULAR SEDIMENT REMOVAL.
2. REGULAR INSPECTIONS OF SILT FENCE SHALL BE CONDUCTED ONCE EVERY CALENDAR WEEK AND, AS RECOMMENDED, WITHIN 24-HOURS AFTER EACH RAINFALL EVENT THAT PRODUCES 1/2-INCH OR MORE OF PRECIPITATION.
3. ATTENTION TO SEDIMENT ACCUMULATIONS ALONG THE SILT FENCE IS EXTREMELY IMPORTANT. ACCUMULATED SEDIMENT SHOULD BE CONTINUALLY MONITORED AND REMOVED WHEN NECESSARY.
4. REMOVE ACCUMULATED SEDIMENT WHEN IT REACHES 1/3 THE HEIGHT OF THE SILT FENCE.
5. REMOVED SEDIMENT SHALL BE PLACED IN STOCKPILE STORAGE AREAS OR SPREAD THINLY ACROSS DISTURBED AREA. STABILIZE THE REMOVED SEDIMENT AFTER IT IS RELOCATED.
6. CHECK FOR AREAS WHERE STORM WATER RUNOFF HAS ERODED A CHANNEL BENEATH THE SILT FENCE, OR WHERE THE FENCE HAS SAGGED OR COLLAPSED DUE TO RUNOFF OVERTOPPING THE SILT FENCE. INSTALL CHECKS/TIE-BACKS AND/OR REINSTALL SILT FENCE, AS NECESSARY.
7. CHECK FOR TEARS WITHIN THE SILT FENCE. AREAS WHERE SILT FENCE HAS BEGUN TO DECOMPOSE, AND FOR ANY OTHER CIRCUMSTANCE THAT MAY RENDER THE SILT FENCE INEFFECTIVE. REMOVE DAMAGED SILT FENCE AND REINSTALL NEW SILT FENCE IMMEDIATELY.
8. ALL SILT FENCE AND POST MATERIALS SHOULD BE REMOVED AND PROPERLY DISPOSED OF WITHIN 30 DAYS AFTER FINAL STABILIZATION IS ACHIEVED AND ONCE IT IS REMOVED. THE RESULTING DISTURBED AREA SHALL BE PERMANENTLY STABILIZED.

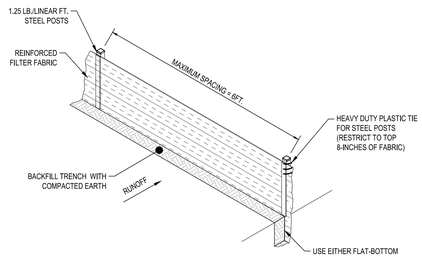
FABRIC REQUIREMENTS:

1. SILT FENCE MUST BE COMPOSED OF WOVEN GEOTEXTILE FILTER FABRIC THAT CONSISTS OF THE FOLLOWING REQUIREMENTS:
   - COMPOSED OF FIBERS CONSISTING OF LONG CHAIN SYNTHETIC POLYMERS OF AT LEAST 85% BY WEIGHT OF POLYOLEFINS, POLYESTERS, OR POLYAMIDES THAT ARE FORMED INTO A NETWORK SUCH THAT THE FILAMENTS OR YARNS RETAIN DIMENSIONAL STABILITY RELATIVE TO EACH OTHER;
   - FREE OF ANY TREATMENT OR COATING WHICH MIGHT ADVERSELY ALTER ITS PHYSICAL PROPERTIES AFTER INSTALLATION;
   - FREE OF ANY DEFECTS OR FLAWS THAT SIGNIFICANTLY AFFECT ITS PHYSICAL AND/OR FILTERING PROPERTIES; AND,
   - HAVE A MINIMUM WIDTH OF 36-INCHES.
2. USE ONLY FABRIC APPEARING ON SCDOT'S QUALIFIED PRODUCTS LISTING (QPL), APPROVAL SHEET #34, MEETING THE REQUIREMENTS OF THE MOST CURRENT EDITION OF THE SCDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
3. 12-INCHES OF THE FABRIC SHOULD BE PLACED WITHIN EXCAVATED TRENCH AND TOED IN WHEN THE TRENCH IS BACKFILLED.
4. FILTER FABRIC SHALL BE PURCHASED IN CONTINUOUS ROLLS AND CUT TO THE LENGTH OF THE BARRIER TO AVOID JOINTS.
5. FILTER FABRIC SHALL BE INSTALLED AT A MINIMUM OF 24-INCHES ABOVE THE GROUND.

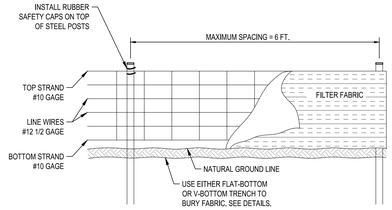
PLAN SYMBOL

SILT FENCE — SF — SF —

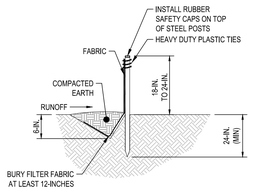
REINFORCED SILT FENCE —RSF —RSF—



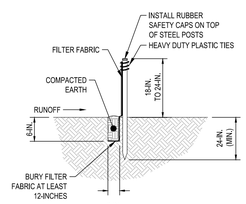
SILT FENCE INSTALLATION



REINFORCED SILT FENCE DETAIL



V-SHAPED TRENCH DETAIL



FLAT-BOTTOM TRENCH DETAIL

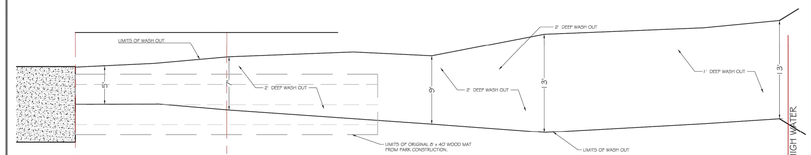
REINFORCED SILT FENCE NOTES:

1. WOVEN WIRE FENCE SHALL BE REQUIRED WHERE SPECIFIED AND AS A BACKING FOR FILTER FABRIC WITH AN ELONGATION AS DETERMINED BY ASTM D 1682, OF 50% OR GREATER. THE WIRE FENCE SHALL BE A MINIMUM OF 32 INCHES IN WIDTH AND SHALL HAVE A MINIMUM OF 6 LINE WIRES WITH 12 INCH STAY SPACING.
2. WOVEN WIRE FENCE SHALL BE ATTACHED TO STEEL POST USING TIE WIRES. NUMBER AND LOCATION OF FASTENERS WILL BE AS DIRECTED BY THE ENGINEER BUT IN ALL CASES, AFFIXED TO THE POST IN NO LESS THAN FOUR PLACES. THE FILTER FABRIC WILL BE TIED TO THE WOVEN WIRE FENCE AS DIRECTED BY THE ENGINEER IN SUCH A MANNER TO PREVENT SAGGING OR TEARING OF THE FABRIC.
3. WHEN THE TEMPORARY SILT FENCE IS REQUIRED TO RUN NEXT TO AND PARALLEL WITH A CONSTRUCTION FENCE, THE FILTER FABRIC MAY BE ATTACHED TO THE CONSTRUCTION FENCE INSTEAD OF INSTALLING A SEPARATE WOVEN WIRE FENCE.

**THIS DETAIL IS BASED ON SCDHEC STANDARD DRAWING NO. SC-03 (FEBRUARY 2014) AND HAS BEEN FORMATTED TO D&F STANDARDS.

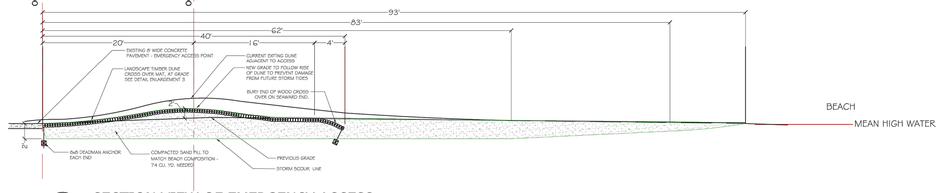
SC-03 SILT FENCE

N.T.S.



1 PLAN VIEW OF WASHOUT AREA

Scale: 1/8" = 1' -0 "



2 SECTION VIEW OF EMERGENCY ACCESS

Scale: 1/8" = 1' -0 "

3 DETAIL SECTION WOOD SAND STABILIZER

Scale: 1" = 1' -0 "

PREVIOUSLY PERMITTED DETAIL
FOR REFERENCE ONLY

Isle of Palms County Park
Emergency Beach Access

Scale: as shown
December 2015

Study Area
Sheet 2/2

Charleston County Park & Recreation Commission
861 Riverland Drive, Charleston SC 843-763-2172

ISLE OF PALMS EMERGENCY ACCESS DETAILS
ISLE OF PALMS, SOUTH CAROLINA
SEPTEMBER 2023
32041.00

NOTE: THIS EXHIBIT IS FOR CONCEPTUAL PURPOSES ONLY. NO SURVEY WAS CONDUCTED TO ESTABLISH EXISTING CONDITIONS. THESE DRAWINGS AND THE DESIGN THEREON ARE THE PROPERTY OF DAVIS & FLOYD, INC. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF THE ENGINEER / ARCHITECT AND ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION

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DF STUDIO planscape PLANNING | LANDSCAPE ARCHITECTURE

DAVIS & FLOYD SINCE 1954

TEAM BUILD
TRIDENT
CONSTRUCTION

Qualifications for TEAM BUILD Services

RFQ 2023-01 Design-Build Project - City Hall Modifications and Repairs

Building TRUST and ADDING VALUE to Everything We Do

August 18, 2023

Douglas Kerr
Deputy City Administrator
1207 Palm Boulevard
Post Office Box 508
Isle of Palms, South Carolina 29451

Dear Douglas,

It is with great pleasure that we present the qualifications of Trident Construction and our design partner, McMillan Pazdan Smith, to serve as your collaborative Design/Build team partners for your City Hall Modifications and Repairs project.

Our proven Design/Build team will build upon the positive working experiences gained on the Isle of Palms Public Safety Building and Fire Station #2 Design/Build projects. For this project, we will also incorporate the experiences we have gathered from similar public renovation projects. Having worked seamlessly with McMillan Pazdan Smith and SeamonWhiteside for over ***twenty*** years on similar Design/Build projects, we believe you will see the value of our long-term relationships.

We are bringing back the Public Safety Building team. As your Project Executive, I will be your single point of contact for all communications from project inception to final completion. Day-to-day activities will be directed by John Edward Griffith, our Senior Project Manager. He will be supported by Chris Burrell, your Preconstruction Coordinator and Community Advocate. Chris is a resident of the Isle of Palms. My contact information is:

Todd Bulwinkle
Vice President
Trident Construction, LLC
2245 Technical Parkway
North Charleston, SC 29406
(843) 343-2773 (Mobile)
todd@tridentconstruction.com
www.tridentconstruction.com

Trident Construction is properly insured and licensed by the state of South Carolina to perform Design/Build construction services. Trident Construction is a registered Limited Liability Corporation headquartered in South Carolina. McMillan Pazdan Smith and SeamonWhiteside will both be working as subcontractors to Trident Construction and are registered to perform design and engineering services in South Carolina.

Attached you will find our response to the Request for Qualifications. If we can provide any additional information, do not hesitate to contact me. We are very excited by the opportunity to once again team with the City of Isle of Palms to deliver an exceptional project.

Sincerely,

Trident Construction

Todd Bulwinkle
Vice President

TEAM BUILD TRIDENT CONSTRUCTION

CITY OF ISLE OF PALMS

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City of Isle of Palms - City Hall Modifications and Repairs

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Team Strength and Capacity

COMPANY NAME
Trident Construction, LLC

COMPANY ADDRESS
2245 Technical Parkway, North Charleston, SC 29406

PRIMARY CONTACT
Todd Bulwinkle, Vice President
todd@tridentconstruction.com

PHONE
(843) 343-2773 (Mobile)

1.A. YEARS IN BUSINESS

42 Years; Trident Construction was founded in 1981.

1.B. FIRM HISTORY

Our copmany was founded by Robert D. Fairey on the guiding principles of building trust and adding value to our client's construction experience from inception to final completion. Trident Construction has grown to become the region's most recognized leader for providing collaborative Design/Build construction services to team-oriented clients. Known throughout our market as Trident Construction's **TEAM BUILD** process, today, we complete over $200,000,000 annually, from small tenant upfits to complex fast-track $50,000,000 facilities. The success of our **TEAM BUILD** approach has led to our 95% repeat client business.

Our staff of construction professionals works closely with our clients and design team members to provide a wide variety of services including project planning, site selection, preconstruction coordination, budgeting, and construction management. We use our TEAM BUILD services to provide exceptional value to our clients through fact-based decision making options, project documentation, and transparency.

We are immediately available to bring our TEAM BUILD services to your project.

1.C. NUMBER OF FULL-TIME EMPLOYEES

ARCHITECTURE/ENGINEERING/INTERIOR DESIGN
Our architecture/interior design team partner, McMillan Pazdan Smith, has 299 employees. Our engineering partner, Seamon Whiteside, has 170 employees.

CONSTRUCTION
Trident Construction is the largest, locally owned general construction company in the Charleston area. Our staff of more than 130 construction professionals includes 3 project executives, 22 project managers, 12 project engineers, 53 superintendents, 20 administration personnel and 19 on-site laborers and carpenters. Our entire staff all live in the Charleston area, and are personally invested in the local community.

Trident Construction has the staffing resources and subcontractor relationships to successfully plan and complete your project. We also have the ability to self perform concrete work, rough carpentry, and interior finishes, which allows us to maintain quality and schedule.

Number of Employees by Office & Location:
North Charleston: 130 Employees
2245 Technical Parkway
North Charleston, SC 29406

1.D. FIRM CAPACITY

With over 130 construction professionals on staff, Trident Construction has the ability to complete more than 50 major projects annually. Trident Construction has the capacity to take on additional Design/Build projects. A current list of our major projects is below:

CURRENT MAJOR CONSTRUCTION PROJECTS AND PRESENT COMMITMENTS OF KEY INDIVIDUALS

PROJECT NAME	OWNER	ARCHITECT	PERCENT COMPLETE	SCHEDULED COMPLETION DATE	PROJECT MANAGER
Porter-Gaud Playground	Porter-Gaud School	ADC Engineering	65%	August 2023	**Todd Bulwinkle**/Jay Handegan
East Port Industrial	Dalfen Industrial	LS3P	80%	October 2023	**Todd Bulwinkle**/ Roman Rozek
71 Wentworth Street	East West Partners	Kevan Hoertdoerfer Architects	90%	December 2023	Matt Robbins/Aaron Norton
North Charleston Recreational Complex	City of North Charleston	McMillan Pazdan Smith	50%	December 2023	**Todd Bulwinkle**/Lewis White/Josh Robbins
Roper St. Francis - Berkeley Infusion	Roper St. Francis	E4H Architecture	15%	December 2023	**Todd Bulwinkle**/ Marlo Sutphin
Watson Hill Fire Station	City of North Charleston	Glick/Boehm & Associates, Inc.	55%	January 2024	**Todd Bulwinkle**/Lewis White/Marlo Sutphin
Archer School Apartments	Humanities Foundation	Martin Riley Associations - Architects, P.C.	70%	January 2024	**Todd Bulwinkle/Chris Burrell**/Justin Holsenback
Steel Fab - 80,000 SF	Steel Fab	Studio 2LR	10%	February 2024	**Todd Bulwinkle**/Jay Handegan
Waterfront Phase II	East West Partners	McMillan Pazdan Smith	60%	March 2024	Tim Kennedy/**Chris Burrell**
The Cape	East West Partners	Hart Howerton	65%	March 2024	Tim Kennedy/Dillon Kirk
Goose Creek Amphitheater	City of Goose Creek	C Baker Engineering	1%	July 2024	Matt Robbins/Jay Handegan
Kiawah River Hotel	Kiawah River Hospitality Group	McMillan Pazdan Smith	65%	April 2024	**Todd Bulwinkle/ John Edward Griffith**
Mount Pleasant Public Service Operations Facility	Town of Mount Pleasant	Davis & Floyd, Inc. & Glick/ Boehm & Associates, Inc.	35%	September 2024	Matt Robbins/Roman Rozek
Charleston County Azalea Complex	Charleston County	SMHa	5%	February 2026	Matt Robbins/Lewis White/Ethan Call

Bold indicates members purposed for your project.

1.E. FINANCIAL STRENGTH AND CAPACITY

TRAVELERS

Daniel Fulcher

Account Executive
Bond & Specialty Insurance
Construction Services, Durham

Phone: (919) 474-4810
4505 Emperor Blvd., Ste. 210
Durham, NC 27703

August 18, 2023

Douglas Kerr
Isle of Palms
Deputy City Administrator
1207 Palm Boulevard
Post Office Box 508
Isle of Palms, South Carolina 29451

Re: Isle of Palms City Hall Modifications and Repairs

Dear Kerr:

It has been the privilege of Travelers Casualty and Surety Company of America ("Travelers")[1] to provide surety bonds for Trident Construction Co., Inc. for over 39 years. During that time, they have built and we have bonded projects in the $50,000,000 range for a wide variety of owners.

It is our understanding that Trident Construction, LLC is pursuing the referenced City Hall Modifications and Repairs at Isle of Palms. We believe they are well-qualified to perform the project. At this time, Trident Construction's available bond capacity for single projects is in the $50,000,000 range and aggregate in the $150,000,000 range. At their request, we will give favorable consideration to providing the required performance and payment bonds for this project. Travelers Casualty and Surety Company of America is listed in the Department of Treasury's Listing of Approved Sureties (Department Circular 570) with a combined listing of over $2.2 Billion.

Please note that the decision to issue performance and payment bonds is a matter between Trident Construction and Travelers and will be subject to our standard underwriting at the time of the final bond request, which will include but not be limited to the acceptability of the contract documents, bond forms and financing. We assume no liability to third parties or to you if for any reason we do not execute said bonds.

The surety agent is Greg Jones USI Insurance Services 235 Magrath Darby Blvd, Suite 325, Mount Pleasant, SC 29464.

If you have any questions or need any additional information, please do not hesitate to contact me.

Sincerely,

TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA

Daniel Fulcher

CITY OF ISLE OF PALMS

TODD BULWINKLE
Project Executive

MCMILLAN PAZDAN SMITH

PAULETTE MYERS, AIA, LEED AP
Principal Architect-in-Charge

MICHELLE SMYTH, AIA, LEED AP
Lead Architect

BRIAN FESSLER, AIA, NCARB, LEED AP BD+C, GGP
Project Architect

TRIDENT CONSTRUCTION

JOHN EDWARD GRIFFITH
Senior Project Manager

CHRIS BURRELL
Preconstruction Coordinator/Community Advocate

SEAMON WHITESIDE

RYNE PHILLIPS, PE
Lead Civil Engineer

AARON AKIN, PHD
Project Civil Engineer

Team Competence and Experience

2.A. TEAM MEMBER EXPERIENCE

TODD BULWINKLE

Vice President/Project Executive

Beginning his career with Trident Construction as a co-op student, Todd progressed in the company and was named a partner in 2011. He is disciplined in project estimating, project management, and field supervision in historic renovations, commercial, and healthcare construction.

Education

» Clemson University | Bachelor of Science, Construction Science & Management

Project Experience

» North Charleston Gymnasium Complex ($13.9 million)
» Isle of Palms Public Safety Building Renovations ($5.2 million)
» Sullivan's Island Fire Station & Storage Building ($8.5 million)
» Isle of Palms Fire Station #2 ($3.3 million)
» The Cigar Factory Historic Renovation ($20,000,000)
» GARCo Mill Renovation (Core & Shell) ($8.8 million)
» Kerrison Building Cornerston Apartment Homes ($7.6 million)
» Pain Specialists of Charleston ($4 million)
» Carolina EyeCare - West Ashley ASC ($1.35 million)

JOHN EDWARD GRIFFITH

Senior Project Manager

John Edward has over 15 years experience in all phases of healthcare, commercial, educational, and multifamily construction. His work experience has included all aspects of project supervision, project management, preconstruction, estimating, and field management.

Education

» Clemson University | Bachelor of Science, Civil Engineering

Project Experience

» Isle of Palms Public Safety Building Renovations ($5.2 million)
» Sullivan's Island Fire Station & Storage Building ($8.5 million)
» Kiawah River Hotel ($45 million)
» St. Clare of Assisi Church ($15.5 million)
» Summerville Medical Office Building ($4.7 million)
» MPS Office Upfit ($1.7 million)
» Charleston Southern University Dormitory Renovations ($2.25 million)
» MUSC Health East Cooper ($19 million)
» Windmill Station at Carnes Crossroads ($14.2 million)
» Porter-Gaud Upper School ($11 million)
» Montessori Community School of Charleston ($10 million)

CHRIS BURRELL

Preconstruction Coordinator/Community Advocate

Chris has over 20 years of program management, project management, and engineering experience in all phases of commercial construction including industrial projects, multi-family housing, senior living facilities, parking structures, high security office buildings, and healthcare facilities.

Education

» Clemson University | Bachelor of Science, Construction Science & Management

Project Experience

» Isle of Palms Public Safety Building Renovations ($5.2 million)
» South Carolina Aquarium Boeing Learning Lab - Maritime Center Renovations ($8.1 million)
» South Carolina Aquarium Third Floor Office Renovations ($2.9 million)
» Isle of Palms Public Safety Building Renovations ($5.2 million)
» Westfields Office Building and Parking Garage ($13 million)
» Ashley Hall - 179 Rutledge Renovation ($1.45 million)
» New Dominion Technology Park Offices Phase I ($43 million)
» New Dominion Technology Park Offices Phase II ($53 million)

mcmillan | pazdan | smith ARCHITECTURE

PAULETTE MYERS, AIA, LEED AP

Principal Architect in Charge

Paulette has over 25 years of experience as a project manager and architect in municipal, educational, and recreational projects. Paulette has served the City of Charleston's Green Committee, a group that started a city-wide initiative to promote sustainable principles for all public facilities. Working with multiple clients to receive LEED Certification, her appreciation for sustainability coupled with budgetary restraint helps deliver maximum value for our civic clients.

Education

» Clemson University | Masters, Architecture
» Clemson University | Bachelor of Arts, Design

Project Experience

» Charleston County, OT Wallace County Office Bldg. & Blake Tenement Bldg. Renovations
» Charleston County, DJJ Relocation
» Charleston County, Offender Office Renovation
» Charleston County, Parole & Probation Office Relocation
» Charleston County, Parking Garage, PSB Restroom, & Committee Room Renovations
» City of Goose Creek, Municipal Center, Rec Center, & Fire Department Headquarters*
» City of Charleston, Community Center & Daniel Island Municipal Complex*

*Experience with another firm

mcmillan | pazdan | smith
ARCHITECTURE

MICHELLE SMYTH, AIA, LEED AP
Project Manager

Michelle is a dynamic, enthusiastic project manager and architect architect. She has completed a variety of project types in the Charleston Area. Michelle's work includes new design projects for community centers as well as historic renovation work in Downtown Charleston. Because Michelle has been a resident of Peninsular Charleston and due to her years of service on the City of Charleston's DRB she possesses a unique understanding to site and context.

Education
- Clemson University | Masters, Architecture
- Furman University | Bachelor of Arts, Fine Arts

Project Experience
- Charleston County, Office Building Space Utilization Study & Renovations
- City of Goose Creek, Fire Department Headquarters
- Dorchester County, Summerville Library
- Dorchester County, Oakbrook Library
- City of Charleston, Arthur Christopher Community Center*
- Dorchester County School District, Facilities Assessment, Capital Improvements, & Master Planning

BRIAN FESSLER, AIA, NCARB, LEED AP BD+C, GGP
Project Architect

Brian has over 20 years of architectural experience, primarily in the design and construction of technically demanding community and commercial facilities. As a Project Manager, he is responsible for overseeing project development — from the preliminary programming phase through construction administration. A Green Globes professional and USGBC member, he offers expertise in sustainable building processes and requirements.

Education
- Syracuse University | Bachelor of Arts, Architecture

Project Experience
- Town of Mount Pleasant, Facilities Assessment Study, including Fire Station #7
- Monks Corner, Rural Fire Department
- Whitesville Rural Volunteer Fire Department
- City of North Charleston, Danny Jones Gym
- Holder Properties, 174 Meeting St. Office
- Housing Authority of the City of Charleston, Indefinite Delivery Contract & Williams Terrace Senior Housing
- Mercedes Benz, Marshalling Yard
- The Beach Company, Kiawah River Event Hall & Community Space

mcmillan | pazdan | smith ARCHITECTURE

JARRET HUDSON, AIA, LEED AP

Project Architect

Jarret has 14 years of architectural and construction administration experience across a diverse range of project types, including the design and construction of educational, medical, corporate, hospitality, and civic facilities including both new construction and the renovation of existing buildings. As an architect, he is responsible for the ongoing development of a project from the preliminary programming phase through construction administration.

Education

- NC State University | Bachelor of Arts, Architecture
- Clemson University | Bachelor of Arts, Architecture

Project Experience

- Charleston County, Leeds Avenue DJJ Relocation - Renovation of Detention Center to Office
- Charleston County, COB Renovation
- Charleston County, Consolidated 911 Call Center*
- City of Charleston, District-Wide Fire Stations*
- Town of Hilton Head Island, Fire Stations 2, 3, & 6*
- SC Ports Authority, Terminal 451 & 453 Renovations*
- St. Johns Fire District, Fire Station 6*

*Experience with another firm

SW SEAMONWHITESIDE

RYNE PHILLIPS, PE

Lead Civil Engineer

Ryne has over ten years of experience as an engineer on projects including water resources, municipal, and publicly funded projects. He specializes in water resources engineering ranging from site-specific watershed characterization to river basin scale analyses and pipeline transients. A key believer of adaptability and suitability, he interacts with clients, regulatory agencies, and changing environments to tailor solutions to specific project needs.

Education

- University of South Carolina | PhD Candidate, Civil & Environmental Engineering (Stochastic Hydrology)
- Clemson University | Masters of Science, Civil Engineering (Water Resources Concentration)
- Clemson University | Bachelor of Science, Agricultural Mechanization & Business

Project Experience

- Isle of Palms Phase 4 Island-Wide Drainage Study*
- Town of Lyman Stormwater Study
- Town of Summerton Hydrologic and Hydraulic Study

*Experience with another firm

2.B. COMMON WORK EXPERIENCE

TRIDENT CONSTRUCTION'S COMMON WORK EXPERIENCE WITH MCMILLAN PAZDAN SMITH	
677 King Street	Old Chicora - Metanoia
Americas Bank Upfit at 349 Coleman	The Kempton
Beaufort Memorial Hospital	Porter Gaud Fine Arts Renovations
Boeing Employee Credit Union	Porter Gaud Middle School Renovations
Chabad of Charleston	Porter Gaud Upper School
Cigar Factory Upfits	Roper St. Francis Bon Secours MRI Replacement
CSU Chick-fil-A	Roper St. Francis Center PET CT Replacement
CSU New Residence Hall	Roper St. Francis Express Care - West Ashley Circle
North Charleston Recreational Complex	Sheppard Street Parking Garage
East Cooper Montessori School Renovation	Trident Technical College, Building 950 Renovation
Kiawah River Hotel (The Dunlin)	Trident Technical College, IDC
MPS Office Upfits	Trident Technical College, Mt. Pleasant Expansion
MUSC East Opthalmology Clinic	West Ashley Circle Center
North Charleston Athletic Complex	

CASE STUDY: MPS'S & TRIDENT CONSTRUCTION'S TRUSTED RELATIONSHIP

MPS'S OFFICE UPFIT AT MORRISON YARD

Trident Construction is currently finishing up construction on McMillan Pazdan Smith's Office Upfit in Morrison Yard Office. Having worked with them as a team partner and an ally over the past several years, we enjoyed getting the chance to work with them as a client. **John Edward Griffith**, your Senior Project Manager, led the project. **Brian Fessler**, your Project Architect, served as the lead representative from McMillan Pazdan Smith. This recent collaboration demonstrates the level of confidence and rapport that exists between McMillan Pazdan Smith and Trident Construction.

Trident Construction team members tour the newly constructed McMillan Pazdan Smith office, July 2023

2.C. WORKLOAD AND DESIGN-BUILD EXPERIENCE

Trident Construction is immediately available to start work on the Isle of Palms City Hall Modifications and Repairs project. Each team member is qualified and available to meet your project requirements.

Each of the following projects completed by Trident Construction utilized our proven collaborative Design/Build process:

- **Isle of Palms Public Safety Building**
  *Selected by our repeat client through a competitive interview process, Trident Construction provided our **Design/Build** services to lead the collaborative effort to plan, design, and repair the Isle of Palms Public Safety Building. After a full investigation of the building, Trident Construction provided a detailed analysis with more than 90 essential, high, medium, and low building repairs that needed to be made. By providing "Smart Choice" options, our process provided the client with the greatest control over cost, building performance, and material selection with the end goal of make the building healthy for the Public Safety Officials.*
- **City of North Charleston Athletic Complex**
  *Selected through a competitive interview process, Trident Construction directed the **Design/Build** effort to plan, design and construct this 54,000 SF building to house three basketball courts, volleyball, pickleball, table tennis, indoor soccer, locker rooms, food service, and function space. Using Trident Construction's SMART CHOICES, a tilt wall system for the construction on the gymnasium was proposed to the design professionals and the City of North Charleston. As a result, Trident Construction was able to offer the City of North Charleston significant project cost savings and earlier occupancy.*
- **City of North Charleston Public Works Complex**
  New complex consisting of 15 separate structures for administration, maintenance, support, storage and warehouse buildings; 123,000 SF (Combined); $36 million
- **City of North Charleston Recreation Complex**
  The North Charleston recreation center is a modern facility designed to cater to the diverse interests of the community. It features a 25-meter competitive pool, a gymnasium for basketball, volleyball, and badminton, five tennis courts, a roller rink for street hockey and roller-skating, and a multi-purpose field for youth athletics. The facility is a concrete tilt-wall structure with metal roof joists and a masonry interior. The complex is set to become a community hub, promoting health, fitness, and community spirit in the area.

As part of our collaborative TEAM BUILD approach, it is our ongoing commitment to provide transparency that sets us apart from our peers. Below are some of the project controls we employ to achieve our client's goals.

PROJECT CONTROLS

VIEWPOINT® is our primary project management software. VIEWPOINT® allows us to instantaneously communicate with every member of the team to provide the most current information on drawings, meeting minutes, requests for information, and project documents.

BUDGET CONTROLS

Sage Estimating® software, provides us the ability to produce detailed comparative estimates for the team to make reliable fact based decisions. This allows the team to creatively explore key architectural, engineering, and design elements while maintaining quality, schedule, and budget. Using **On-Screen Takeoff®** we are able to visually depict quantities and design options. Building Information Modeling (BIM)

CONSTRUCTION COST CONTROL

During construction, we use VIEWPOINT® to memorialize, track and close-out any request for owner design changes. No project changes are made without the owner's approval.

COST ALLOCATION

By utilizing VIEWPOINT® for our project accounting software, we are able to create an unlimited number of construction cost codes. This allows us to manage and document every aspect of project's construction cost, which is particularly helpful for calculating accelerated depreciation and tax credits.

SMART CHOICES

Through our proven, collaborative design process, we work with the project team and key subcontractors to create life cycle, value management, cost control and sustainability options for our clients. By thoroughly exploring many options, our clients regularly enjoy savings of up to 30%. We

refer to these options as **SMART CHOICES.**

SCHEDULE CONTROLS

Trident Construction develops project schedules in **Primavera®** and **Microsoft Project®**. Established at project inception, our schedules include design team milestones, budget updates, governmental approvals and construction activities. These elements form our **ONE-WAY Design** philosophy, assuring the project budget and schedule are approved by the owner before the design progresses.

QUALITY CONTROL

Trident Construction believes that quality starts during the design phase. Success is achieved by selecting quality materials that can be efficiently installed, stored, protected and inspected by our superintendents. During construction, our **Super QC** program includes peer reviews to verify that our quality programs are being achieved.

STRONG FINISH

A successful finish starts before construction begins. Using our **Autodesk Build®** software, we provide our field team with iPad access to the most current drawings and specifications. While in the field using PlanGrid®, our on site team can review drawings and specifications with subcontractors, add pictures, take notes and manage punch list items assuring real time solutions and a successful finish.

TEAM SAFETY

Team Safety is our ongoing commitment to a safe working environment. Trident Construction has one of the best safety records in the industry. This is achieve through planning, training, and company-wide policies.

2.D. PAST PERFORMANCE

Trident Construction is very fortunate to have a 95% repeat client business. We credit this success to our people, design professional partners, and our exceptional subcontractors.

Successful projects begin with a well executed preconstruction and planning phase. You are looking for a construction manager who excels in this area. For over forty-two years, we have refined our TEAM BUILD process to focus on early planning, due diligence, cost evaluation, budget options and creative solutions for our clients. As with all of our projects, we will invest a considerable amount of time assisting McMillan Pazdan Smith and the City of Isle of Palms through the complex and rewarding preconstruction process. As ideas are developed, we will provide timely cost- and life-cycle evaluations so fact-based decisions can be made. Milestone total project estimates will be provided as the design documents are developed to ensure the budget is being maintained.

Upon selection, our first step will be a detailed on-site investigation and survey to document existing conditions and present options to you than can be delivered within the City's budget expectations. Central to this investigation will be an assessment of the City's "needs" and "wants" to serve the current demands and future growth of City staff. From our initial site tour with City staff, we understand that this might include elevator repairs, an upgraded entrance, shared meeting space, functional improvements to council chambers, and private offices around the perimeter of the building. We are eager to provide you with solutions that meet your needs, wants, and budget expectations.

Our SMART CHOICES option is a key part to our proven TEAM BUILD process to let you control where to spend your construction dollars. We would propose to study the building and provide the best choices available to meet your design and project requirements.

As a team, Trident Construction and McMillan Pazdan Smith have never delivered a project late. When employing our TEAM BUILD process, Trident Construction/McMillan Pazdan Smith have always met our clients budget expectations. Our team has never been involved in litigation on projects completed together. We suggest that you contact the following **Design/Build** clients for references:

Natalie Zeigler
City of Goose Creek
(843) 797-6220

Denise Badillo
City of North Charleston
(843) 740-5899

Through community reinvestment, Trident Construction achieves our goals to improve the lives of our teammates and neighbors. We recognize that the construction industry is one of the greatest opportunities for our communities to create jobs, skills, and careers. We have the ability to take an unskilled worker and, through training and proven

dedication, this worker can become as successful as they might dream.

To this cause, Trident Construction is actively engaged in the region's Career Academy for Construction Science with CCSD, Trident Tech, and the Charleston Chamber. These are some of our tools to identify and grow individual talents.

We are also aware of and promote opportunities for minority, women and disadvantaged owned businesses so these companies can grow and prosper. For our Gaillard project, we actively worked with the City of Charleston Minority Business Enterprise Office to enroll and certify disadvantaged business to participate in construction opportunities. Trident Construction set up an outreach office, provided application assistance, construction drawings and bidding assistance. During the construction phase, we assisted MWBE contractors with assistance in completing required paperwork for safety and pay request compliance. The result of this effort was over a thirty percent (30%) participation by certified MWBE companies in first, second, and third tier activities.

Design and Construction Management Experience

3.A & B. LOCAL GOVERNMENT EXPERIENCE

Isle of Palms Public Safety Building
Desiree Fragoso
(843) 886-6428
» Design Build Project

Isle of Palms Fire Station #2
Chief Ann Graham
(843) 224-9269

Sullivan's Island Fire Station, Phase II
Andy Benke
(843) 883-4726

North Charleston Public Works Complex
Denise Badillo
(843) 740-5899

North Charleston Gymnasium
Denise Badillo
(843) 740-5899
» Design/Build Project

Charleston County Azalea Complex
Michael Beveridge
(843)412-2726
» Design/Build Project

3.C. LOCAL CONSTRUCTION MARKET

Trident Construction's team members and local relationships continue to provide added value to every one of our client's projects. Over the past 42 years, we have completed more than 2,000 public projects with clients like the City of North Charleston, the City of Charleston, Charleston County, and other municipal clients in the greater Charleston area. With over three generations of local knowledge and construction experience, we develop unique solutions to achieve your specific requirements.

Building trust and adding value to everything we do is our mission at Trident Construction. In addition to our proven TEAM BUILD process, we provide added value by assisting our clients with project due diligence, governmental relations, fundraising activities, and community outreach. As a local construction company, we continually advocate for our clients in the neighborhoods and communities in which we live.

Our network of local relationships includes a database of over 3,000 subcontractors. Annually, we issue more than 1,500 subcontracts and purchase orders in the local market. With our established subcontractor base, we will solicit highly competitive bids.

Trident Construction has been voted General Contractor of the year 9 nine times by the Charleston Chapter of the American Subcontracts Association of the Carolinas (ASAC), solidifying our deep local construction market relationships. We also maintain a local presence within the Charleston Chapter of the American Subcontracts Association as John Edward Griffith, Senior Project Manager, serves on the board.

3.D. LITIGATION HISTORY FOR THE PAST 5 YEARS

There is outstanding litigation on "The Ashley" apartments on Ashley River Road.

Pure Insurance Upfit at the Cigar Factory // Trident Construction

Project Profiles

ISLE OF PALMS PUBLIC SAFETY BUILDING

City of Isle of Palms
Public
Desiree Fragoso
(843) 886-6428

Key Team Partner
Coast Architects
Arnie McClure
(843) 763-7064

- Isle of Palms, South Carolina
- 27,000 SF
- Construction Type - Masonry, Steel, and Concrete Renovation
- Construction Cost - $5.2 Million
- Design Duration - 11 Months
- Construction Duration - 10 Months
- Completion Date - December 2020

SULLIVAN'S ISLAND FIRE STATION

Town of Sullivan's Island
Public
Andy Benke
(843) 883-5726

Key Team Partner
Applied Building Sciences
Curt Berg
(843) 725-1456

- Sullivan's Island, South Carolina
- 12,000 SF Fire Station and 12,000 SF Storage
- Construction Type - Masonry, Structural Steel Addition, Wood-Framed
- Construction Cost - $8.5 million
- Design Duration - 10 Months
- Construction Duration - 14 Months
- Completion Date - September 2022

KIAWAH RIVER HOTEL (THE DUNLIN)

The Beach Company
Private
Kyle Henninger
(843) 722-2615

Key Team Partner
McMillan Pazdan Smith
(843) 566-0771

- Kiawah River, Johns Island, South Carolina
- 72 Rooms
- Construction Type - Masonry Wood-Framed
- Construction Cost - $35 Million
- Design Duration - 18 Months
- Construction Duration - 19 Months (est.)
- Completion Date - May 2024 (est.)

ISLE OF PALMS FIRE STATION #2

City of Isle of Palms
Public
Chief Ann Graham (Now Retired)
(843) 224-9269

Key Team Partner
CR Architecture + Design
David Arends
(513) 721-8080

- Isle of Palms, South Carolina
- 15,000 SF
- Construction Type - Masonry and Cement Siding
- Construction Cost - $3.3 Million
- Design Duration - 6 Months
- Construction Duration - 14 Months
- Completion Date - September 2007

CENTRAL CREEK PARK

City of Goose Creek
Public
Natalie Zeigler, ICMA-CM
(843) 797-6220

Key Team Partner
Landplan Group South
Jeff Lewis, AIA
(803) 960-5026

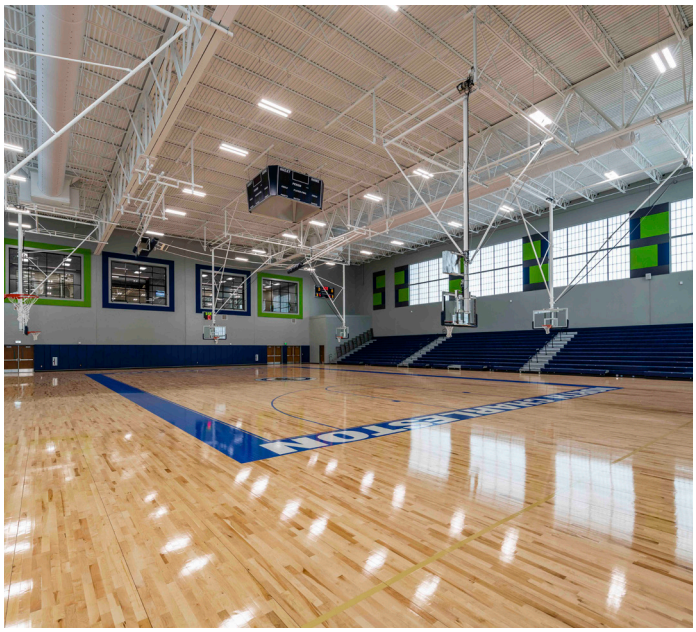
- Goose Creek, South Carolina
- 56,000 SF
- Construction Type - Outdoor Recreational Facility
- Construction Cost - $8.9 Million
- Design Duration - 6 Months
- Construction Duration - 9 Months
- Completion Date - December 2022

CHARLESTON COUNTY AZALEA COMPLEX

Charleston County
Public
Michael Beveridge
(843)412-2726

Key Team Partner
SMHa
Billy Connell
(843) 881-7642

- Charleston, South Carolina
- 110,000 SF
- Construction Type - Concrete Tilt-Wall and Structural Steel
- Construction Cost - $57 Million
- Design Duration - 14 Months
- Construction Duration - 30 Months (est.)
- Completion Date - February 2026 (est.)



NORTH CHARLESTON ATHLETIC COMPLEX

City of North Charleston
Public
Denise Badillo
(843) 740-5899

Architect
McMillan Pazdan Smith
Kurt Ludwick
(843) 242-2033

- North Charleston, South Carolina
- 54,000 SF
- Construction Type - Concrete Tilt-Wall
- Construction Cost - $15 Million
- Design Duration - 9 Months
- Construction Duration - 12 Months
- Completion Date - October 2019

NORTH CHARLESTON RECREATIONAL COMPLEX

City of North Charleston
Public
Denise Badillo
(843) 740-5899

Architect
McMillan Pazdan Smith
Brian Fessler
(843) 203-2113

- North Charleston, South Carolina
- 55,000 SF
- Construction Type - Concrete Tilt Wall and Structural Steel
- Construction Cost - $26 Million
- Design Duration - 9 Months
- Construction Duration - 12 Months (est.)
- Completion Date - December 2023 (est.)

MOUNT PLEASANT OPERATIONS CENTER

Town of Mount Pleasant
Public
Regina Middleton
(843) 884-8517

Architect
Glick Boehm Architecture
Gary Boehm
(843) 577-6377

- Mount Pleasant, South Carolina
- 22 Acres
- Construction Type - Masonry, Structural Steel, Pre-Engineered Metal Building
- Construction Cost - $35.8M
- Design Duration - 48 Months
- Construction Duration - 30 Months (est.)
- Completion Date - March 2025

mcmillan | pazdan | smith
ARCHITECTURE

MUNICIPAL CENTER SPACE NEEDS ASSESSMENT

City of Goose Creek
Public
Natalie M. Zeigler
(843) 797-6220, ext. 1115

- Goose Creek, South Carolina
- SF TBD
- Construction Type - N/A - study
- Construction Cost - N/A - study
- Design Duration - Ongoing
- Construction Duration - N/A - study
- Project Completion - TBD

A needs assessment of the current city administration departments informed suggestions for a more efficient municipal office building. With the goal of re-purposing the existing City council chamber and co-locating departments, the City commissioned MPS for a needs assessment of the departments. Combining our experience with effective municipal and office design principles, we presented suggestions for the space that would centralize office functions and facilitate efficient public service.

mcmillan | pazdan | smith
ARCHITECTURE

FAMILY COURT RENOVATIONS

Greenville County
Public
Rick Brookey
(864)230-9192

- Greenville, South Carolina
- 110,000 SF
- Construction Type - Interior Upfit & Exterior Canopy Renovation
- Construction Cost - $9.5 Million
- Design Duration - 5 Months
- Construction Duration - 12 Months
- Project Completion - September 2021

Following the sell of Greenville's County Square government complex in 2019, the County needed a new home for their family court operations. A former commercial office property was identified, but would need major interior renovations to house the County's eight family courts and associated administrative space. The new Family Court consists of two connected buildings that previously served as corporate offices. Totaling 110,000 SF over three stories, the buildings required extensive reorientation to meet the Court's needs.

WATER DISTRIBUTION & WASTEWATER MAINTENANCE FACILITY

City of Columbia
Public
Dana R. Higgins
(803) 545-3285

- Columbia, South Carolina
- 67,300 SF
- Construction Type - Adaptive reuse of automobile dealership to offices and warehouses, pre-engineered warehouses, glass partitions
- Design Duration - 18 Months
- Construction Cost - $15.1 Million
- Construction Duration - 12 Months
- Project Completion - 2017

An abandoned car dealership now houses the City of Columbia Water Distribution and Wastewater Management Facility, providing a new home for the department's administration, crews, technicians, and vehicle fleet. The project includes a new administration building,
as well as a warehouse, vehicle storage facility and conditioned storage. The structures are designed to meet LEED Gold Certification.

mcmillan | pazdan | smith
ARCHITECTURE

FOREST ACRES POLICE HEADQUARTERS + TOWN HALL

City of Forest Acres
Public
Shaun Greenwood
(803) 782-9475

- Columbia, South Carolina
- 27,000 SF
- Construction Type - N/A - study
- Construction Cost - N/A - study
- Design Duration - 8 Months
- Construction Duration - N/A - study
- Project Completion - 2018 (Design Only)

We provided a feasibility study which joined two adjacent parcels of land and three separate city departments including City Council, the Courts, City Administration and the Police Department into the new Police Headquarters and Town Hall. Through a series of programming meetings where WTS met with all persons involved in the new building to program the spaces, study adjacencies and develop floor plans that organized the spaces so that shared spaces were common and equally accessible while secure spaces were inaccessible to those that should not have access.

O.T. WALLACE BUILDING RENOVATION

Charleston County
Public
Paul H. Wood
(843) 202-6903

- Charleston, South Carolina
- Phase 1: 6,466 SF, Phase II: 3,022 SF, Phase III: 9,306 SF
- Construction Type - Interior Upfit
- Construction Cost - Phase 1: $1.14 million, Phase II: $436,000, Phase III: $1.45 million
- Design Duration - Phase I: 11 months; Phase II: 7 Months; Phase III: 10 Months
- Construction Duration - Phase I: 6 months, Phase II: 6 months, Phase III: 10 months
- Project Completion: Phase I: June 2021; Phase II: December 2021; Phase III: 10 months

The renovations of this project were over four floors in the six-story building located in the heart of downtown Charleston. Major goals of the project included enhancing building technology, improving department adjacencies, adding storage space, and providing additional spaces for collaboration and training.

ISLE OF PALMS PUBLIC SAFETY BUILDING

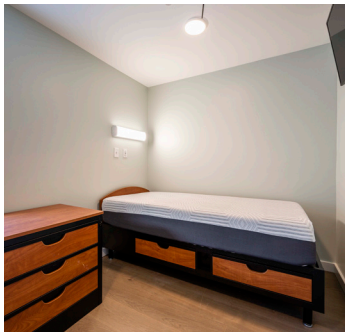
CITY OF ISLE OF PALMS

TRIDENT CONSTRUCTION

$5.2 MILLION

SULLIVAN'S ISLAND FIRE STATION

TOWN OF SULLIVAN'S ISLAND



TRIDENT CONSTRUCTION

$8.5 MILLION

KIAWAH RIVER HOTEL

THE BEACH COMPANY

TRIDENT CONSTRUCTION & MCMILLAN PAZDAN SMITH ***$35 MILLION***

ISLE OF PALMS FIRE STATION #2

CITY OF ISLE OF PALMS

TRIDENT CONSTRUCTION

$3.3 MILLION

CENTRAL CREEK PARK

CITY OF GOOSE CREEK

TRIDENT CONSTRUCTION ***$8.9 MILLION***

CHARLESTON COUNTY AZALEA COMPLEX

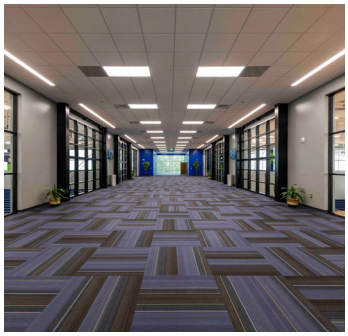
CHARLESTON COUNTY

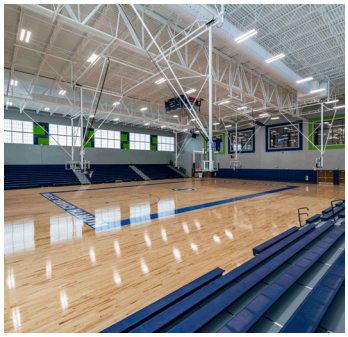
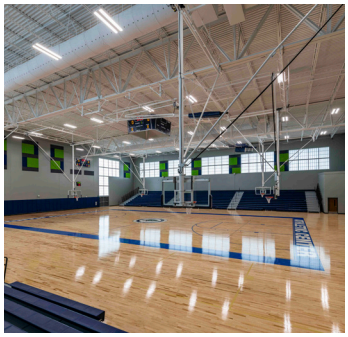
TRIDENT CONSTRUCTION

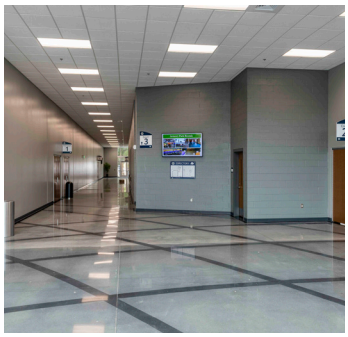
$57 MILLION

NORTH CHARLESTON ATHLETIC COMPLEX

CITY OF NORTH CHARLESTON





TRIDENT CONSTRUCTION & MCMILLAN PAZDAN SMITH

$15 MILLION

NORTH CHARLESTON RECREATIONAL COMPLEX

CITY OF NORTH CHARLESTON

RENDERINGS:

UPDATED CONSTRUCTION PHOTOS:

TRIDENT CONSTRUCTION & MCMILLAN PAZDAN SMITH ***$26 MILLION***

MOUNT PLEASANT OPERATIONS CENTER

TOWN OF MOUNT PLEASANT

TRIDENT CONSTRUCTION ***$35.8 MILLION***

FAMILY COURT RENOVATIONS

GREENVILLE COUNTY

MCMILLAN PAZDAN SMITH

WATER DISTRIBUTION & WASTEWATER MAINTENANCE FACILITY

CITY OF COLUMBIA

MCMILLAN PAZDAN SMITH

FOREST ACRES POLICE HEADQUARTERS + TOWN HALL

CITY OF FOREST ACRES

MCMILLAN PAZDAN SMITH

O.T. WALLACE BUILDING RENOVATION

CHARLESTON COUNTY

MCMILLAN PAZDAN SMITH

TEAM BUILD
TRIDENT
CONSTRUCTION

2245 Technical Parkway
North Charleston, SC 29406
Phone (843) 572-7600
Fax (843) 764-1704

TridentConstruction.com

Ms. Desiree Fragoso
City of Isle of Palms
1207 Palm Blvd
Isle of Palms, SC 29451

October 18, 2023

Re: **IOP City Hall – Phs I: Building Survey and Conceptual Design**
Isle of Palms, South Carolina

Dear Desirée,

We thank you for the opportunity to quote the above-referenced project. We have compiled our proposal considering all of the information that was provided. Included with this proposal we have provided our price, our proposed schedule, and our clarifications and exclusions.

PRICE: $68,267

ALTERNATES:

1. Provide existing site topographic and tree survey: ADD $9,867

** Alternate could be needed for Phs II. We have not included this item in the Phs I estimate as we feel the City and Trident can discuss whether or not the additional service/cost is of value to the Team's efforts during Phs I.

SCHEDULE:

Please see attached for our proposed preliminary schedule.

CLARIFICATIONS:

Our proposal is based on the following:

- Existing building conditions survey
    - Trident/MPS/MEP/Structural/Envelope Consultant to spend a day going through the existing building to review existing conditions
    - Trident to open view ports in walls/ceilings/other concealed areas for Design Team Inspection
    - Trident to compile all Discipline's input and findings into a Summary Report
- Programming
    - Conduct a design charette/programming meeting with City Staff (at City Hall) to identify and prioritize needs/wants. Provide themes (various examples of

looks/materials/vernacular/etc.) to share at charette/programming meeting with City Staff to aid discussions on the building exterior

- Develop conceptual design options based on input from City Staff:
  - Comprehensive Renovation (meets all needs)
  - Partial-Fulfillment Renovation (meets most/not all needs)
  - Necessity Focused Renovation (meets only critical needs)
  - All New Building
- Trident to put together budgets for various options and Design team will pull together visuals for various options listed above
- Trident and Design Team to attend a presentation meeting to City Staff to finalize materials for presentation to City Council
- Trident will finalize/formalize presentation for what is ultimately shared at Council Meeting
- Trident and Design Team to attend a presentation to City Council – where there will be a vote and consensus reached by City so that Trident and Design Team can start negotiations for Design-Build Agreement.

EXCLUSIONS:

1. Site and Tree Survey

Thank you once again for the opportunity to quote this project. Please don't hesitate to write or call with questions.

Respectfully,
TRIDENT CONSTRUCTION

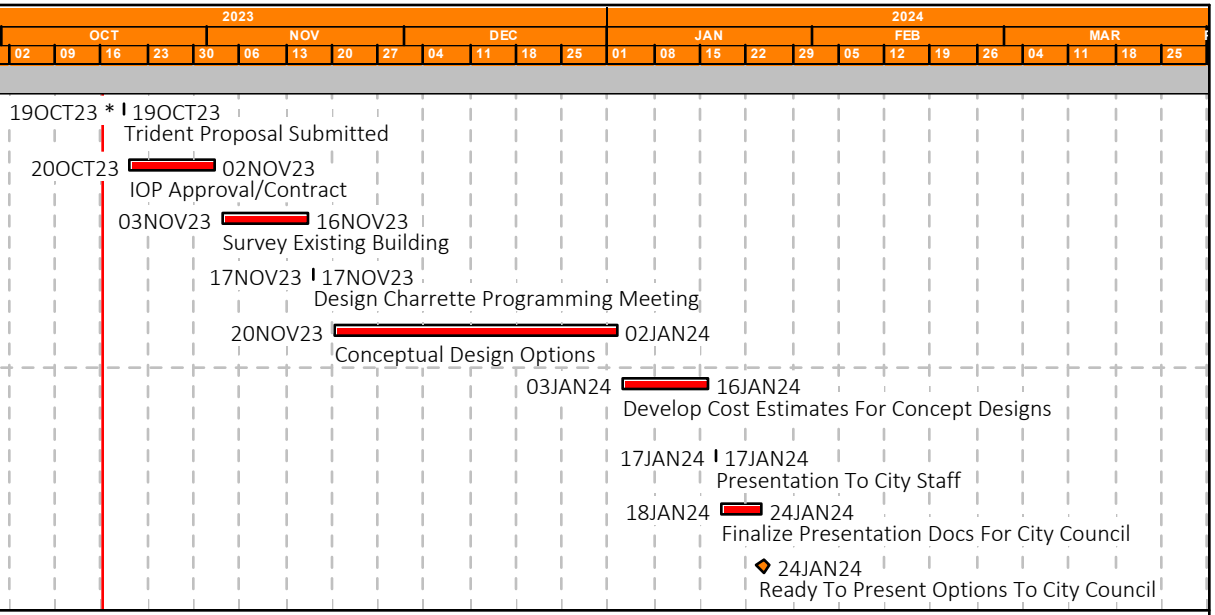
Chris Burrell
Senior Project Manager

Item	Description	Takeoff Qty		Total Amount
1000	***GENERAL CONDITIONS***			
1110	**General Conditions**			
----	Project Management	1.00	LS	4,500
	General Conditions			**4,500**
1900	**Professional Fees**			
----	Architectural Design Fees	1.00	LS	27,340
----	MEP Design Fees	1.00	LS	9,000
----	Structural Design Fees	1.00	LS	6,700
----	Civil Consulting	1.00	LS	5,500
----	Wateproofing Consultant	1.00	LS	1,500
----	Building Scan	1.00	LS	4,900
----	Site Survey	1.00	LS	
	Professional Fees			**54,940**
	GENERAL CONDITIONS			***59,440***
2000	***SITEWORK***			
2050	**Demolition**			
----	Selective Demolition - Labor	1.00	LS	1,500
----	Selective Demolition - Materials Allowance	1.00	LS	500
	Demolition			**2,000**
	SITEWORK			***2,000***

Estimate Totals

Description	Amount	Totals	Hours	Rate	Cost Basis	Cost per Unit
Labor						
Material						
Subcontract	52,440					
Equipment						
Other	9,000					
	61,440	**61,440**				
Sales Tax				9.000 %	C	
		61,440				
Overhead & Profit	6,827			10.000 %	T	
	6,827	**68,267**				
Total		***68,267***				

Act ID	Description	Orig Dur
100	Trident Proposal Submitted	1d
200	IOP Approval/Contract	10d
300	Survey Existing Building	10d
400	Design Charrette Programming Meeting	1d
500	Conceptual Design Options	30d
600	Develop Cost Estimates For Concept Designs	10d
700	Presentation To City Staff	1d
800	Finalize Presentation Docs For City Council	5d
900	Ready To Present Options To City Council	0



Start date	02OCT23
Finish date	24JAN24
Data date	16OCT23
Run date	18OCT23
Page number	1A

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IOP City Hall Phs One
Preliminary Schedule
10.18.23

Early bar
Progress bar
Critical bar
Summary bar
Start milestone point
Finish milestone poin

Planning Commission Meeting
4:30pm, Wednesday, October 11, 2023
1207 Palm Boulevard, Isle of Palms, SC and
broadcasted live on YouTube: https://www.youtube.com/user/cityofisleofpalms

MINUTES

1. **Call to Order**

Present: Sue Nagelski, Ron Denton, David Cohen, Sandy Stone, Tim Ahmuty

Absent: Jeffrey Rubin, Marty Brown

Staff present: Director Kerr, Zoning Administrator Simms

2. **Approval of minutes**

Mr. Cohen made a motion to approve the minutes as amended of the September 13, 2023 regular meeting. Ms. Nagelski seconded the motion. The motion passed unanimously.

3. **Citizen's Comments**

Mr. Al Clouse's comments are attached to these minutes.

4. **New Business**

Discussion of draft noise ordinance and decibel levels presentation

Mr. Cohen provided noise examples at various decibel levels for the Commissioners.

Commissioners then entered into a lengthy conversation about the draft noise ordinance, appropriate noise and music levels, times of enforcement for noise and music levels, and how those noise and music levels might be enforced in different zoning districts. Director Kerr expressed concern about the complexity and enforceability of the suggested changes.

Commissioners debated and discussed the wording of the draft ordinance. Suggested changes will be collated into another draft to discuss at the next meeting.

MOTION: Ms. Nagelski made a motion to defer the discussion of the stormwater recommendations from the drainage masterplan and the Comprehensive Plan draft to the November meeting. Mr. Stone seconded the motion. The motion passed unanimously.

5. **Adjournment**

The next meeting of the Planning Commission will be Wednesday, November 8, 2023 at 4:30pm.

Ms. Nagelski made a motion to adjourn, and Mr. Stone seconded the motion. The meeting was adjourned at 7:17pm.

Respectfully submitted,

Nicole DeNeane
City Clerk

Planning Commission 10/11/23; Clouse Comments (Meeting No. 25 since 4/13/2022) Regarding NOISE ORDINANCE; NUISANCE.

Since our last meeting, we provided you with some videos and documentation regarding the abuse and noise violations from the Sweetgrass Inn.

We invited all of you to visit the site to help you better understand the situation. Mr. Tim Ahmuty was the only person who contacted us for a site visit. Mr. Kerr has visited us twice before. Hard to understand the reason you would attempt your task at 30,000 feet vs. boots on the ground. Our invitation is still open.

We are providing you with a **not ready for Google prime time map** which illustrates the dynamics of our situation. Respectfully, and hopefully, you will allow us additional time to explain after my comments. (See attached).

We are not the **Windjammer.** We have a well documented history to **not negatively** impact the Windjammer. Full stop.

Our livability **is negatively impacted** by the Sweetgrass Inn. **City Counsel 5/22/2018 Video,** Wild Dunes LLC (Lowe/Dart) made numerous commitments to CC to gain approval of their hotel/event center. Their commitments, to gain approval, were disingenuous, and never came to fruition.

We respectfully request, as we experience the **Prime Time David Cohen Sound Check,** you envision living in Plat Tract A, Block D and GP 3 which are designated on our map.

PLEASE

~~You~~ envision trying to experience your screen porch or deck, while the Event Center is in low, medium or high mode. Unable to open up your windows/doors for outside air. When your windows/doors are closed, unable to extinguish the noise from Sweetgrass.....even when your TV in on. Unable to sleep at night. After party noise which wakes you up in the middle of the night. Understand what Lowe/Dart committed to, as compared to what they practice.

What happened to the **Principles of Accountability?**

We contend, in an effort to put a square peg in a square hole, **decibel levels** for the Sweetgrass Inn, be equal to a residential neighborhood. Measurement of said decibels be no further than **twenty (20) feet from the source**. A "buffer zone" be established between the affected neighborhood and the commercial property (a setback).

In the "buffer zone", sound abatement be implemented. Remember, we requested sound abatement sixteen (16) months ago (June 2022).

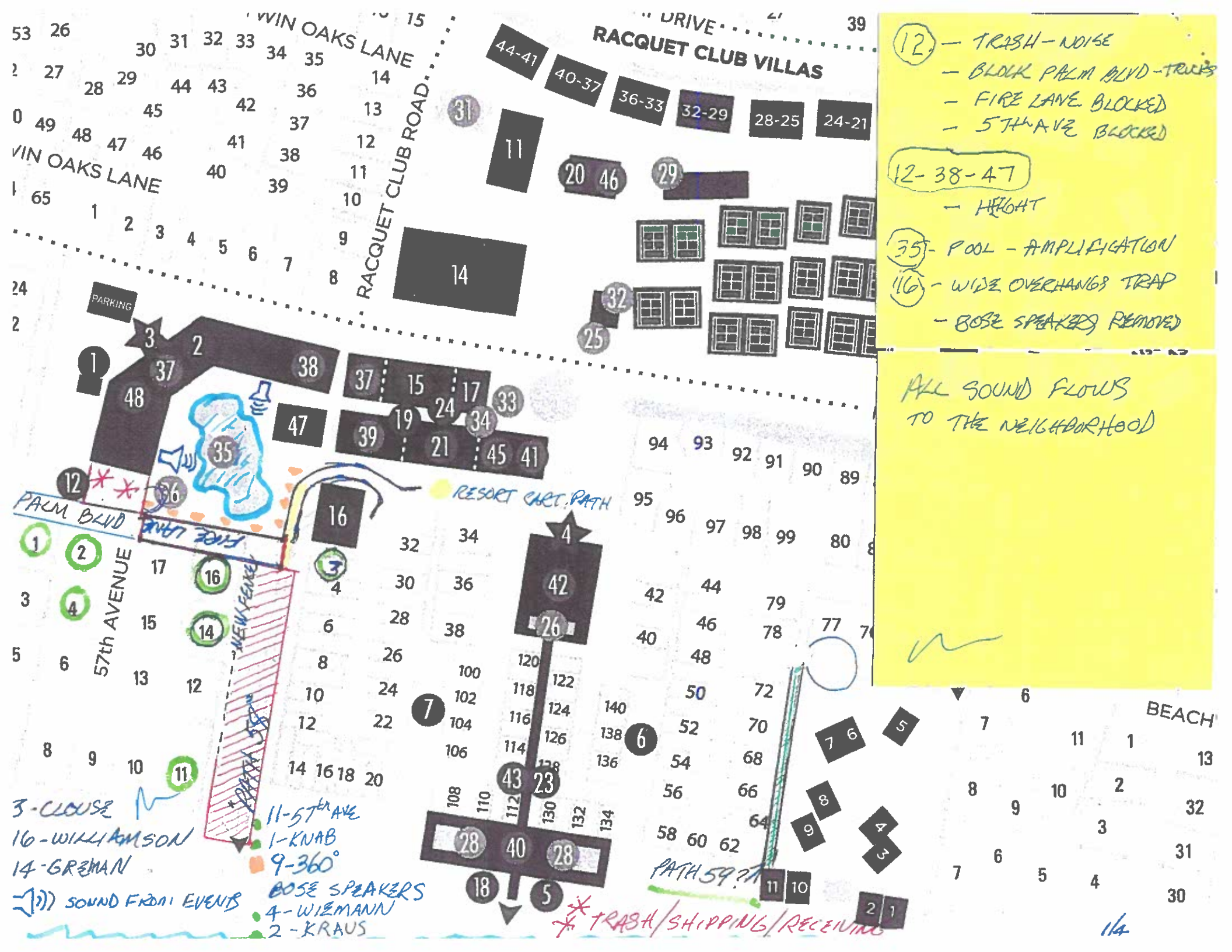
Based on all the above, we believe it is imperative to carve out the Sweetgrass Inn from all other commercial properties. Common sense: this is not a one size fits all situation.

Their entry into a residential area was more than egregious, and they did it to themselves. It is their behavior which has created this situation.....not ours.

Regardless of what you call it; a Hotel, a Cruise Ship, a Theme Park or an Event Center; the abuse to the residents is the same.....unconscionable.

Our livability must not be defined by the Lowe/Dart cash flow statements.

The proposed Noise Ordinance 2023-08 in your packet will not work for us.


RACQUET CLUB VILLAS
RACQUET CLUB ROAD
WIN OAKS LANE
PARKING
PALM BLVD
FIRE LANE
57th AVENUE
NEW FENCE
PATH 59?
RESORT CART PATH
44-41
40-37
36-33
32-29
28-25
24-21
BEACH
3-CLOUSE
16-WILLIAMSON
14-GREMAN
SOUND FROM EVENTS
11-57TH AVE
1-KNAB
9-360°
BOSE SPEAKERS
4-WIEMANN
2-KRAUS
TRASH/SHIPPING/RECEIVING
12 - TRASH - NOISE
- BLOCK PALM BLVD - TRUCKS
- FIRE LANE BLOCKED
- 5TH AVE BLOCKED
12-38-47
- HEIGHT
35 - POOL - AMPLIFICATION
16 - WIDE OVERHANGS TRAP
- BOSE SPEAKERS REMOVED
ALL SOUND FLOWS TO THE NEIGHBORHOOD
14

ACCOMMODATIONS TAX ADVISORY COMMITTEE
11:00am, Thursday, October 5, 2023
1207 Palm Boulevard, Isle of Palms, SC

MINUTES

1. **Call to order**

Present: Chas Akers, Doug Truslow, Ray Burns, Barb Bergwerf, Rebecca Kovalich, Chrissy Lorenz

Absent: Gloria Clarke

Staff Present: Administrator Fragoso, Treasurer Hamilton

2. **Approval of previous meeting's minutes** – May 16, 2023

Ms. Bergwerf made a motion to approve the minutes of the May 16, 2023 meeting, and Ms. Lorenz seconded the motion. The motion passed unanimously.

3. **Financial Statements**

Treasurer Hamilton reported that the unaudited balance of the ATAX account at the end of FY23 was $4.1 million with revenues of $3.6 million versus a budget of $2.6 million. Expenses for FY23 were as budgeted except for the amount due to the CVB since that amount is in correlation to the monies received by the City. Total expenditures for FY23 were $2.4 million versus a budget of $2.7 million.

The account balance as of 8/31/23 is $4.1 million. Only $44,000 in expenses have been realized so far in FY24 and the account has earned $34,000 in interest income.

Administrator Fragoso said an FY23 budget overage of $3,439 for the Public Works truck will be voted on at the next meeting.

4. **Old Business**

5. **New Business**

A. **Presentation from Charleston Visitors Bureau of the City's FY23 expenditures of 30% tourism promotion**

Catherine Dority and Chris Campbell of the CVB gave a brief report on the media expenditures in FY23. The complete FY23 audited budget will be available after the audit is completed in November. Mr. Campbell explained that "36% of revenue in the approved budget for FY23 was allocated to IOP-specific initiatives, and we are pleased to report that the actual year-end report, the number ended up being for expenditures specific to IOP 41%."

DRAFT

Ms. Dority pointed out the larger IOP specific, media-related expenditures including $147,541 for website optimization, $44,000 for the VRBO campaign, and $157,000 for Instagram and Facebook. There were no IOP-specific print ads. Mr. Burns asked for a list of the keywords that are used to optimize IOP.

Ms. Dority reported that the Facebook/Instagram posts garnered 373,000 click-throughs at an average cost of $0.42/click. The paid ad on TikTok has generated over 6 million views since last October, and the VRBO campaign generated almost $4 million worth of booked room nights.

B. **Discussion and consideration of request from the IOP Chamber of Commerce for funding for the "Light Up Front Beach" Project**

Mr. Ryan Buckhannon of the IOP Chamber of Commerce came before the Committee requesting a $10,000 grant to offset the costs of adding to the current "Light Up Front Beach" project. The additional lights be hung on the landward side of Ocean Boulevard in front of the trees and up 14th Avenue to the County Park. The Chamber spent $25,000 on the original installation of lights.

Mr. Buckhannon said they have spoken with numerous Public Safety officials and members of the Turtle Team to ensure these lights will not be disruptive to the turtles. The Chamber pays for quarterly maintenance of the lights and hopes to have these new lights up before the holiday lights are put up. Electricity for these lights is paid through tourism funds.

Mr. Burns noted that a modified application is needed reflecting the proper placement of these new lights. Mr. Burns said that he researched whether something like this would qualify as an ATAX expenditure, and he believes that it is.

Administrator Fragoso explained, "There is a guideline that is prepared by the Tourism Expenditure Review Committee that we have, and it specifically says that they may approve the installation, maintenance, and operation of lighting and landscaping where the Committee believes it promotes travel and tourism. So that document specifies lighting and landscaping."

Administrator Fragoso also explained that this application was received outside of the newly enacted application guidelines, but she presented Mr. Burns with the application and he decided it could be on the agenda for the meeting.

Mr. Truslow expressed concern that Mr. Buckhannon was applying for this grant outside of the application process. Administrator Fragoso said, "When we were going through the budget process, the Committee approved a budget of $50,000 for programs, events, and activities that would be eligible under this provision because you all wanted to maintain some flexibility and the ability to take on requests throughout the year as they may come." There is still $40,000 in this part of the budget to be allocated should the Committee vote to do so.

She added that there are guidelines surrounding the application process, not laws, and the Committee is allowed to consider and recommend applications at any time. Mr. Truslow and Ms. Bergwerf said they know of people who did not apply for funds because they thought the

deadline had passed. Mr. Truslow is concerned that voting on this now will set a precedent. Mr. Burns did not feel it will set a precedent.

Mr. Akers said he sees this light display much like an art installation, and since the Chamber is paying for most of the lighting, he does not see a reason why the application should be considered.

MOTION: Ms. Bergwerf made a motion to accept and recommend the application from the Isle of Palms Chamber of Commerce in the amount of $10,000. Mr. Akers seconded the motion. A vote was taken as follows:

Ayes: Bergwerf, Akers, Lorenz, Kovalich, Burns
Nays: Truslow

The motion passed.

Prior to voting, Ms. Kovalich said that while she supports the beautification of the island, she is not in favor of not following the rules set forth by the Committee.

The Committee then discussed the possibility of opening up the application process again for FY24 as there is still money left to be awarded. Administrator Fragoso will advertise that the Committee will be accepting new applications for FY24 and those applications will be reviewed in November. The Committee would like to have unused grant funds rolled over into the next fiscal year.

C. **Report of schedule for FY25 State ATAX Grant applications**

Mr. Akers would like language added to the schedule that considers another round of funding halfway through the year if not all funds are awarded at the beginning of the year. Administrator Fragoso said she will add "if funds are available, the Committee may consider opening up a second round of funding" to the application guidelines.

6. **Miscellaneous Business**

The next meeting of the ATAX Committee will be Wednesday, November 8, 2023.

7. **Adjournment**

Ms. Bergwerf made a motion to adjourn, and Mr. Burns seconded the motion. The meeting was adjourned at 12:06pm.

Respectfully submitted,

Nicole DeNeane
City Clerk

ENVIRONMENTAL ADVISORY COMMITTEE
4:00pm, Thursday, October 12, 2023
1207 Palm Boulevard, Isle of Palms, SC
and broadcasted live on YouTube: https://www.youtube.com/user/cityofisleofpalms

MINUTES

1. **Call to order**

Present: Deb Faires, Doug Hatler, Mary Pringle, Linda Plunkett, Jordan Burrell, Sandra Brotherton, Council Member Bogosian

Absent: Jonathan Knoche, Belvin Olasov

Staff Present: Director Kerr, Zoning Administrator Simms

2. **Approval of previous meeting's minutes**

Dr. Brotherton offered two clerical changes to the minutes.

MOTION: Dr. Plunkett made a motion to approve the amended minutes of the September 14, 2023 meeting, and Ms. Burrell seconded the motion. The amended minutes passed unanimously.

3. **Citizen's Comments -- none**

4. **Old Business**

A. **Water Quality**

Mr. Hatler distributed and reviewed the proposed Water Quality Subcommittee's goals and action plan for 2023/2024. He will bring cost estimates for those actions to the November meeting. He suggested a presentation to the City Council about PFAS.

Ms. Burrell advocated the need to educate the public about PFAS. Dr. Brotherton suggested public education be added to the Water Quality Subcommittee's goals.

Committee members discussed several websites that provide information about PFAS. Mr. Hatler will compile a list of such websites and circulate it to Committee members.

B. **Climate Action**

Mr. Olasov notified the Committee via email he will bring information to the November meeting about electrifying the City's fleet.

Director Kerr reported that the process to select a firm to design the City Hall renovation has begun. He will share suggested environmentally-friendly options with regards to the renovation

DRAFT

with the Committee when available so they can evaluate them to make recommendations to City Council for inclusion in the project.

C. **Wildlife**

Ms. Faires said Charlene Johnson will attend the November meeting to give a presentation about plantings at the triangle property at 7th Avenue and Palm Boulevard. Ms. Pringle added that she attended recently a presentation given by Ms. Johnson and found it to be interesting and engaging. She expressed confidence in Ms. Johnson is the person the City needs to help with this project and to educate citizens on native plantings. She will meet with Ms. Johnson ahead of the November meeting to show her the triangle property, the Carmen R. Bunch Park as well has her yard.

Ms. Pringle also reported that the last turtle nest on the island hatched on Sunday and most of the hatchlings were eventually released into the water. She also shared that she has been taking water samples at the Sea Cabins Pier for NOAA for 22 years, and she has secured replacements to do the work going forward. She also said a new article for the *Island Eye* will speak about the need for funding genetic testing of the turtles.

Dr. Brotherton asked if City ordinances addressed the issue of "lion tailing" trees when they are pruned. Director Kerr said the City code has the ANSI A300 as the standard for tree pruning and that "lion tailing" is identified as a non-compliant manner in which to prune trees. He shared how the enforcement of that ordinance is a challenge since they are often made aware of such activity after the fact.

D. **Litter**

Director Kerr reported that the City's landscape contractor proposed adding approximately $4,700 per year to their contract to empty the butt cannisters on the island. The City did not accept that proposal. Dr. Brotherton said that the Surfrider Foundation expressed concern that the cannisters are not being emptied properly since their name is on the signs to which the cannisters are affixed. Director Kerr said the cannisters may have to be removed until a solution can be found as staff cannot take care of them. He shared that Susan Smith believes the City should take on the financial responsibility of keeping the beach clean.

Ms. Burrell said students at her school are required to log 30 hours of community service each year. She will research how the City could advertise at the school the need to empty the butt cannisters and bring that information to the November meeting.

E. **Update on Sea Level Rise Adaptation RFP**

Director Kerr reported that Seamon Whiteside will likely be speaking with the Committee in the future.

5. **New Business – none**

6. Miscellaneous Business

Director Kerr updated the Committee on the erosion-related projects happening at the south end of the island. The sand scraping project is complete, but after the recent King Tide, the erosion is worse. He reported that City Council approved this week the placement of large sandbags in front of approximately 10 properties in the area, which will hopefully delay further erosion after the next King Tide at the end of October and hold through to the Army Corps of Engineers' project slated to start in January. He explained the proposed scope of the project.

7. Adjournment

The next meeting of the Environmental Advisory Committee will be Thursday, November 9, 2023 at 4pm.

Dr. Plunkett made a motion to adjourn, and Mr. Hatler seconded the motion. The meeting was adjourned at 5:19pm.

Respectfully submitted,

Nicole DeNeane
City Clerk

IOP EAC - Water

Here are the proposed 2023-24 water goals

1. Water Inflows and Outflows. Using existing data and information, understand the inflow, outflow, and quality of water across the island including drinking water, wastewater, storm water, and groundwater to support efforts to protect public health and the environment.

2. Coliform Contamination. Based on the high concentrations of coliforms detected in samples of water discharged from the island, further investigate and evaluate the type(s) and source(s) of coliforms with the intention of finding and eliminating sources.

3. Septic Systems. In collaboration with the City, the Water & Sewer Commission, and DHEC, review and evaluate the existing septic systems and engineering requirements for new systems to understand the potential of septic systems to be sources of environmental pollution.

4. PFAS. In collaboration with Charleston Water, the Water & Sewer Commission, and DHEC, review PFAS monitoring results to determine if and at what level PFAS are present in water, wastewater, and biosolids and the potential impacts to public health and the environment. Also, continue to track PFAS regulatory requirements to identify and assess the City's liability should US EPA and DHEC promulgate enforceable regulations.

IOP Environmental Advisory Committee – Water Subcommittee Water Quality Action Plan

Activity	Labor	Materials	Estimated Cost	Duration
Maps – drainage, sewers, septic systems				
Identify storm run-off outfalls				
Identify septic system clusters				
Define sample locations				
Prioritize Sample Locations				
Collect and analyze samples				
Review & compare IOP septic requirements versus SCDHEC and USEPA standards		**TBD**		
Obtain lab results				
Obtain PFAS results from IOP W&S for wastewater, drinking water, & biosolids				
Evaluate results to determine if and any specific areas / issues of concern				
Summarize results and recommend next steps				

Notes:

- What maps are currently available from the City? IOP W&S?
- Can we get working space at the City?
- Who has the best information about location of septic systems?
- Will IOP W&S provide results for PFAS in wastewater, drinking water, & biosolids?
- Who currently regulates septic systems on IOP? What are the requirements?

City of Isle of Palms, Sout Carolina

Resolution No.: R-2023-09

Authorizing Consumption of beer and wine only, amplified noise and street closure at

The LOWVELO Bike Ride on November 4, 2023

WHEREAS, the MUSC Hollings Cancer Center LOWVELO is hosting the 2023 LOWVELO Bike Ride on Saturday, November 4, 2023 on Ocean Blvd from Pavilion Dr to 14th Ave and inside of Municipal Lot B; and,

WHEREAS, the MUSC Hollings Cancer Center LOWVELO is requesting permission for the temporary closing and use of Municipal Lot B for set up, the kick-off, clean up, staging of the event and the post ride celebration event from 5:00 pm on Tuesday, October 31, 2023 through 11:59 pm on Monday, November 6, 2023 and the temporary closing of Ocean Blvd (southbound traffic lane) from 14th Ave to Pavilion Dr for set up, bike riding portions of the event and clean up from 7:00 am on Thursday, November 2, 2023 through 11:59 pm on Saturday, November 4, 2023; for participants to consume beer and wine beverages in Municipal Lot B only between 8:00 a.m. to 6:00 p.m. on Saturday, November 4, 2023; and for the use of amplified noise throughout the event on Saturday, November 4, 2023 between 7:30 a.m. to 6:00 p.m.; and,

WHEREAS, it has been determined that such an event would be in the public interest; NOW, THEREFORE,

BE IT RESOLVED by the Mayor and Council this 24th day of October 2023, that possession and consumption of beer and wine beverages only and the use of amplified noise is authorized in the event space in Municipal Lot B on Saturday, November 4, 2023, between 7:30 a.m. and 6:00 p.m.; and,

BE IT FURTHER RESOLVED that the closure of the southbound lane of traffic on Ocean Blvd between 14th Ave and Pavilion Dr is authorized between the hours of 7:00 a.m. on Thursday, November 2, 2023, and 11:59 p.m. on Saturday, November 4, 2023; and,

BE IT FURTHER RESOLVED that possession and consumption of alcoholic liquors or alcoholic Beverages other than beer and/or wine beverages within the event area is prohibited; and,

BE IT FURTHER RESOLVED that outdoor possession and consumption of beer and wine beverages only, all outdoor musical performances and use of sound-amplifying devices shall end by 6:00 p.m. due to the proximity of the event to residential properties; and,

BE IT FURTHER RESOLVED that all vendors be restricted to stationary location; and,

BE IT FURTHER RESOLVED that only pedestrian traffic will be allowed in the area. All other traffic including, but not limited to, Automobiles, trucks, motorcycles, mopeds, bicycles, skateboards, golf carts, LSVs, except police and fire vehicles, is prohibited; and,

BE IT FURTHER RESOLVED that during the designated times the closed portion of Municipal Lot B is deemed to be the site of a public event at which only beer and wine beverages may be consumed and the prohibition against possession or consumption of alcoholic beverages set forth in Section 7-2-1 shall not apply as to the possession and consumption of beer and/or wine beverages only.

_____ _____

City Administrator Mayor

ATTEST:

_____

City Clerk

City of Isle of Palms, South Carolina

Proclamation

Declaring November 16, 2023 as World Pancreatic Cancer Day in the City of Isle of Palms, SC

WHEREAS in 2023, an estimated 64,050 people will be diagnosed with pancreatic cancer in the United States and 50.550 will die from the disease; and

WHEREAS pancreatic cancer is one of the deadliest cancers, is currently the third leading cause of cancer death in the United States, and is projected to become the second leading cause around 2030; and

WHEREAS pancreatic cancer is the only major cancer with a five-year relative survival rate at just 12 percent; and

WHEREAS when symptoms of pancreatic cancer present themselves, it is generally in later stages, and 88 percent of pancreatic cancer patients die within the first five years; and

WHEREAS approximately 900 deaths will occur in South Carolina in 2023; and

WHEREAS pancreatic cancer is the seventh most common cause of cancer-related death across the world; and

WHEREAS there were an estimated 495,773 new pancreatic cancer cases diagnosed worldwide in 2020; and

WHEREAS the good health and well-being of the residents of Isle of Palms are enhanced as a direct result of increased awareness about the symptoms and risks of pancreatic cancer, and research into early detection, causes, and effective treatments; and

THEREFORE BE IT RESOLVED, by the Isle of Palms City Council designates November 16 as World Pancreatic Cancer Day in the City of Isle of Palms, South Carolina.

_____

Mayor

ATTEST:

_____

City Clerk