



City Council
6:00pm, Thursday, January 29, 2026
City Hall
Council Chambers
1207 Palm Boulevard, Isle of Palms, SC

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. Call to Order** 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. Citizens' Comments** – Citizens must state their name and address. All comments will have a time limit of three (3) minutes.
- 3. Election of Mayor Pro Tem**
- 4. Presentations** – Beach renourishment project update, Stephen Traynum
- 5. Approval of previous meetings' minutes**
 - a. City Council Meeting – November 12, 2025 [p3]
 - b. Special City Council Meeting – December 9, 2025 [p27]
 - c. Municipal Inauguration – January 6, 2026 [p31]
 - d. Special City Council Meeting – January 6, 2026 [p34]
 - e. Special City Council Meeting – January 13, 2026 [p38]
- 6. Old Business – none**
- 7. New Business**
 - a. Discussion and consideration of budget timeline and assumptions [p42]
 - b. Discussion and consideration of cost sharing arrangement with the Wild Dunes Community Association for the upcoming beach renourishment project [p44]
 - c. Discussion and consideration of allocating up to \$500,000 to improve the marina parking lot and amend the lease agreement [p47]
 - d. Discussion and consideration of the creation of a standing Finance Committee
 - e. Discussion and consideration of State budget requests through lobbyist [p51]
 - f. Discussion and consideration of beach alternatives analysis proposals [p53]
 - g. Discussion of future Charleston County Transportation Sales Tax (TST) project requests [p62]



8. Committees, Boards and Commissions Reports

- a. Council Committees – Chair reports and minutes attached [p87]
- b. Board of Zoning Appeals – minutes attached [p97]
- c. Planning Commission – minutes attached [p99]
- d. Accommodations Tax Advisory Committee – minutes attached [p101]
- e. Environmental Advisory Committee – minutes attached [p103]

9. Ordinances, Resolutions and Petitions

- a. **Second Reading – none**
- b. **First Reading – none**
- c. **Resolutions and Proclamations – none**

10. Executive Session – To receive legal advice and status updates on pending legal claims pursuant to SC Code Section 30-4-70(a)(2). Upon returning to open session, the Council may vote on any matter related to Executive Session.

11. Adjournment



CITY COUNCIL MEETING
5:00pm, Wednesday, November 12, 2025
City Hall Council Chambers
1207 Palm Boulevard, Isle of Palms, SC

MINUTES

1. Call to Order

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

Staff Present: Administrator Kerr, various department heads

2. Citizens' Comments

Mr. Glenn Davidson, a Goat Island resident, spoke with concern about the work being done behind his house. He said it is negatively affecting his quality of life and is worried it will affect others. He believes there could be a better spot for the dump site.

Mr. Adam Bernholz, a Goat Island resident, also spoke with concern about the dump site. He said, "We don't want your toxic sludge." He believes the Isle of Palms could face liability with regards to the dumping.

3. Special Presentations

A. Presentation of the FY25 Audit – Russell Deal, Veris

Mr. Russell Deal of Veris said there were no difficulties with the audit and no material journal entries were necessary. The City received a clean/unmodified opinion. He reviewed some of the data from the audit. His presentation is attached to these minutes.

B. After action review of 2025 beach parking season with PCI and consideration of recommendations or next season – Kwento Ikwuezunma, PCI

Mr. Kwento Ikwuezunma of PCI presented City Council with parking-related data for 2025. That presentation is attached to these minutes. Revenue showed a slight increase over last year (\$1.5m vs. \$1.3m). Payment compliance increased 7% over last year.

Increased signage helped reduce the amount of residential permit tickets issued.

He noted that less than 10 seasonal permits were sold to non-residents. PCI will endeavor to market the pass better next year.

Mr. Ikwuezunma recommends “going from an annual resident permit renewal to a two-year resident permit renewal. Part of the thought process with that is right now the hurricane reentry sticker is every two years, so kind of aligning it with that as well as reducing some of the burden on the residents.”

He would also like to implement the use of PATH – an app currently in use on Folly Beach that will alert drivers to parking availability around the island. Mr. Nate Garrison was introduced as the new PCI parking manager for the Isle of Palms.

4. Approval of previous meeting’s minutes

MOTION: Council Member Streetman made a motion to approve the minutes of the October 28, 2025 meeting. Council Member Anderson seconded the motion. The motion passed unanimously.

MOTION: Council Member Ward made a motion to suspend the rules of order and re-order the agenda to allow for discussion about the marina dredging operation. Council Member Hahn seconded the motion. The motion passed unanimously.

5. Capital Projects Review

B. ii. Marina Dredging

Administrator Kerr said the primary spoil site on Goat Island requires significant repairs to a breached embankment before it can be used. The Canal Association must agree to fund these repairs, which then need USACE approval. A decision is expected within 30 days. Alternative disposal sites are included in the permit but would be more costly due to distance. The cost difference is currently unknown.

Toxicity testing was completed by ATM as required by the environmental agencies, and the agencies were satisfied with the results.

The project is budgeted for this winter and has a \$1 million State allocation, which is believed to have no spending deadline, and Administrator Kerr will verify. A decision is needed on whether to proceed alone or wait for adjacent property owners whose permits are lagging.

5. Dashboard of City Operations and Short-Term Rental Report

Administrator Kerr reported on the vacancies in Public Safety: 2 Firefighters, 3 Paramedics, and 2 Police Officers.

To date, 1,700 short-term rental licenses have been issued. STR license revenue is down by \$75,000 due to the hotel now being counted as one unit. New data from the County has been received and will be incorporated into next month’s data.

6. Departmental Reports

7. Financial Review

Financial Statements and project worksheets

Director Hamilton said as of October, revenue is up 22% year-over-year, and the city's cash position is \$8.6 million better. The city earned \$191,000 in interest from LGIP investments in October. State Accommodations Tax revenue is up 4%, while Hospitality Tax is lagging by 1%. The County pass-through has not been received yet. LOST is up 7% over last year.

Referencing the Future Cash Needs sheet, Director Hamilton said, the “Beach Preservation Fund, that negative \$6 million is just there to show if that project does take place, then that's where the Beach Preservation Fund will land. However, we know that we can't have negative fund balance, so as the budget shows in 2027, funds from other areas will be allocated to the Beach Preservation Fund so that fund will not be negative.”

Council Member Anderson asked what percentage of revenues came from grants in the last year. Director Hamilton will report back on that number.

8. Procurement

9. Capital Projects Update

Administrator Kerr reported Phase 1 of the Waterway Boulevard project is complete, and Phase 1A is complete except for some landscaping. Phase 2 is in permitting, and he hopes it will be well underway by February. Phase 3 of the project will happen next year.

The Phase 4 drainage project is anticipated for the winter of 2026.

Public Services & Facilities is continuing to work on the greenspace and changes to the marina parking lot. City Council will need to decide in the future how much it wants to allocate towards parking lot improvements at the marina.

All emergency beach preservation work previously approved by City Council was completed ahead of the king tides, which caused only minimal damage.

No further progress has been made on undergrounding power lines. BCDCOG continues to work on the mobility/walkability study. Council Member Streetman noted there has been no follow up on the undergrounding master plan discussed with Dominion Energy earlier in the year. He would like this item removed from the Capital Projects update until Dominion Energy has delivered the master plan. Administrator Kerr said a formal request needs to be made to spend some of the City's non-standard service funds on such a plan. Council Member Miars said it did not feel like a pertinent issue at the time.

The project at 21st Avenue is now complete.

10. Old Business – none

11. New Business

A. Discussion and consideration of 2026 beach season parking recommendations

MOTION: Council Member Bogosian made a motion to approve all recommendations offered by PCI. Council Member Pierce seconded the motion. The motion passed unanimously.

B. Discussion of next steps for beach management and preservation

Administrator Kerr said the goal is to make beach nourishment projects more durable, as sand is disappearing faster. Council agreed to issue a Request for Qualifications (RFQ) for a coastal engineering firm to conduct an "alternatives analysis" on options like groins, breakwaters, and geotubes. Breach Inlet was added to the scope of the analysis.

Administrator Kerr said both CS&E and Foth/Olsen can meet the short turnaround time that will allow City Council to discuss this at the December 9 meeting.

C. Discussion and consideration of lobbyist directive for 2026

MOTION: Council Member Bogosian made a motion to approve the lobbyist directives with the inclusion of "home rule" related to short-term rentals. Council Member Anderson seconded the motion. The motion passed unanimously.

11. Boards and Commissions Report

- A. Board of Zoning Appeals – minutes attached
- B. Planning Commission – no meeting in November
- C. Accommodations Tax Advisory Committee – met 11/12
- D. Environmental Advisory Committee – no meeting in November

12. Ordinances, Resolutions, and Petitions

- A. **Second Reading** – none
- B. **First Reading**

Ordinance 2025-12 – to update the class schedule for Business Licenses as required by Act 176 of 2020

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

C. Resolutions and Proclamations

Resolution 2025-12 – Holiday Street Fest

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

13. Miscellaneous

14. **Executive Session** – none needed

15. **Adjournment**

Council Member Ward made a motion to adjourn the meeting, and Council Member Hahn seconded the motion. The meeting was adjourned at 6:34pm.

Respectfully submitted,

Nicole DeNeane
City Clerk



City Council Presentation of June 30, 2025 Audit

**Presented by:
Russell Deal, CPA | Partner**



Audit Summary

- No difficulties encountered during the audit. Information was provided timely by IOP staff.
- Excellent communication and organization from Debra and team!
- No material journal entries necessary.
- No internal control findings.
- No compliance findings.



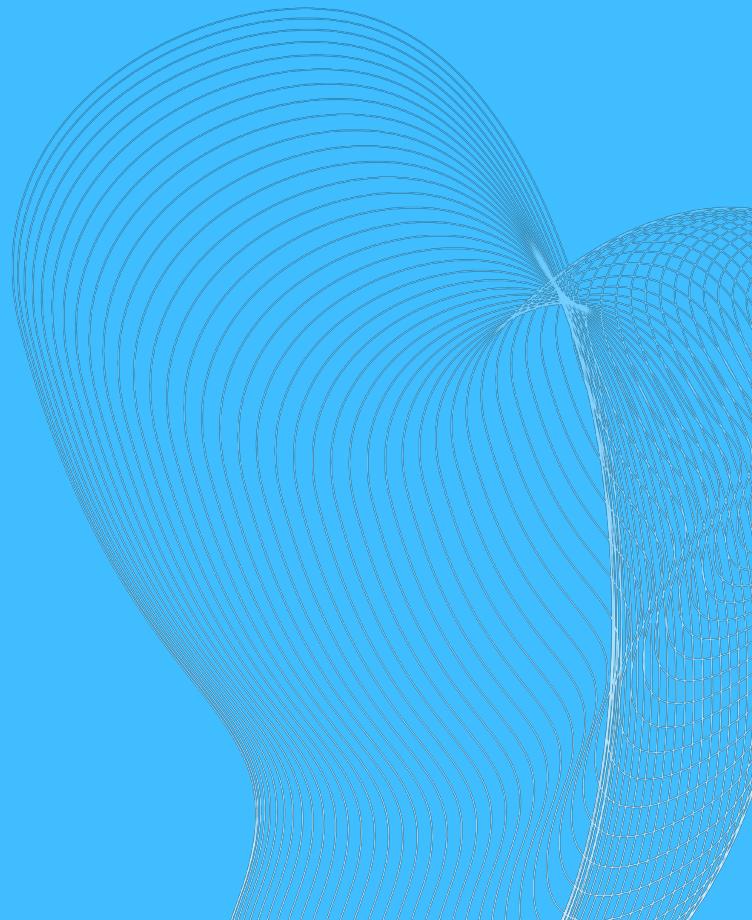
Auditor's Report

- Pages 1 – 3 of the financial statements
- Year of audit coverage: Year ended June 30, 2025
- In our opinion, the financial statements referred to above present, fairly in all material respects.
- Unmodified opinion is also referred to as a “clean” opinion.
- Presenting “Draft” FS – only item needed is City Council approval.
- Single Audit related to Federal Funds – no findings.



- Summarizes City's performance for fiscal years ended June 30, 2025 and 2024
- Highlights:
 - Assets exceeded liabilities by \$71.4M (net position), of which, \$63.1M and \$8.3M were related to the City's governmental and business-type activities (Marina), respectively.
 - Revenues exceeded expenses by approximately 11.0M
 - Ending governmental funds balances were \$48.6M, an increase of \$5.7M over prior year.
 - \$4.0M of the total fund balance is available for spending at the City's discretion.

Management's Discussion and Analysis



- Capital asset additions during the year were \$4.4M and \$881,000 (governmental and business-type, respectively) including:
 - Storm water and tidal drainage projects
 - Vehicles and equipment
 - Dog park and various other projects
- Total debt decreased by approximately \$1.3M
- City's bond rating:
 - Moody's = Aa1 (high quality and are subject to low credit risk)

Management's Discussion and Analysis

Thank you!



Russell Deal, CPA

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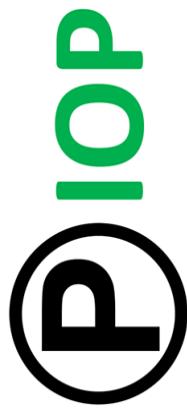




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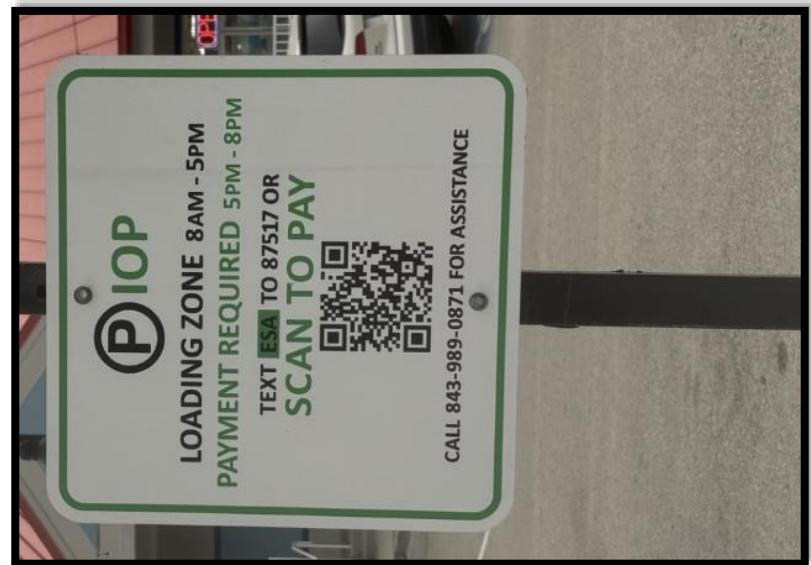
Isle of Palms

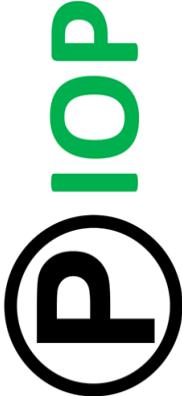
2025 PARK IOP Review



Payment Preference

- Mobile Pay vs Kiosk Payments
 - 2025 - 90% Mobile Payment
 - 2024 - 85% Mobile Payment
 - 2023 - 54% Mobile Payment
- Phasing Out of Kiosks (cash)
 - 5 Machines / 4 Cash Acceptance
 - **1 Machine non-operable**
 - >3% Cash Payments





Parking Payment Revenue Comparison



Month	Total Transactions 2025	2025 Revenue	Total Transactions 2024	2024 Revenue
March	17,819	\$ 91,034.58	18,184	\$ 98,137.00
April	24,320	\$ 149,194.00	22,846	\$ 162,196.00
May	24,665	\$ 222,347.00	27,114	\$ 217,340.00
June	31,351	\$ 299,001.00	33,159	\$ 262,784.00
July	31,132	\$ 284,444.45	30,727	\$ 242,945.00
August	21,293	\$ 187,715.00	21,723	\$ 176,317.00
September	17,253	\$ 129,564.16	16,432	\$ 96,693.00
October	11,767	*\$ 150,000.00	14,674	\$ 81,464.00
Season Total	179,600	\$ 1,513,300.19	184,859	\$ 1,337,876



Revenue Overview

- Parking Rate Adjustments
 - March- rates remained same as 2024
 - April- Council approved IOP rate implemented
 - June- Council approved after 4pm rate adjustment to \$3/hr
- Transactions down 3%, Revenue up 13%
- Marina Parking Lot performance





Marina Parking Lot

- (40) Paid Spaces
- \$10 Daily Rate



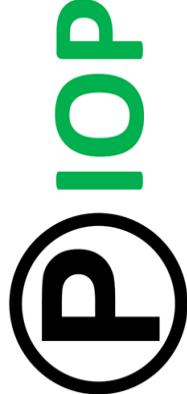
Month	2025 Revenue	2024 Revenue	% Change
March	\$90	-	-
April	\$290	-	-
May	\$3,145	-	-
June	\$5,030	-	-
July	\$5,600	\$2,870	95%
August	\$1,810	\$1,570	15%
September	\$1,920	\$1,400	37%
October	\$1,240	\$1,510	-18%
Season Total	\$19,125	\$7,350	160%



2025 Payment Compliance

Month	Mobile Payments	Kiosk Payments	Non-Payment Citations	2025 Compliance %	2024 Compliance %
March	15,555	2,264	411	98%	92%
April	21,335	2,985	872	96%	96%
May	22,402	2,263	619	97%	98%
June	28,736	2,615	541	98%	98%
July	28,850	2,282	427	99%	98%
August	18,848	2,445	548	97%	98%
September	15,378	1,875	514	97%	97%
October	10,373	1,394	780	94%	96%
Season Total	161,477	18,123	4,712	97%	97%





Non-Payment Citation Comparison

Month	Non-Payment Citations '25	Non-Payment Citations '24	% Change
March	411	1484*	-72%
April	872	889	-2%
May	619	630	-2%
June	541	561	-4%
July	427	484	-12%
August	548	345	59%
September	514	496	4%
October	780	572	36%
Season Total	4,712	5,461	-14%



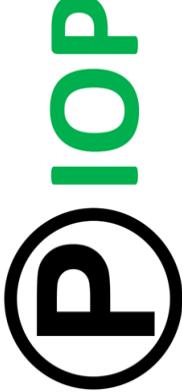
TOP Citations Issued by Type



Vio Description	2025 Warning Count	2025 Valid Citations	Total Valid
NON-PAYMENT	297	4240	4537
RESIDENTIAL PERMIT REQUIRED	125	575	700
PARKED WITHIN 4FT OF PAVEMENT	99	528	627
PARKED AGAINST THE FLOW OF TRAFFIC	151	660	811
NO PARKING ZONE	25	274	299
PARKED ON PAVEMENT	89	242	331
IMPROPER PARKING	10	80	90
PARKED IN A LOADING ZONE	6	37	43
BLOCKING/ OBSTRUCTING TRAFFIC	4	17	21
HANDICAPPED/ NON-VISIBLE PLACARD	1	9	10
GOLF CART PARKING ONLY	5	22	27
PARALLEL PARKING ONLY	17	29	46
PARKED WITHIN 30FT OF STOP SIGN	2	8	10
PARKED WITHIN 15FT OF FIRE HYDRANT	1	16	17
PARKED IN OR WITHIN 20FT OF A CROSSWALK	6	10	16
BLOCKING VEHICLE ACCESS	0	4	4
BLOCKING DRIVEWAY	2	5	7
PARKED WITHIN 25FT OF INTERSECTION	3	18	21
PARKED MORE THAN 18" FROM A STREET CURB	1	1	2
BLOCKING BEACH ACCESS	6	15	21
VEHICLE OVER 20FT IN ROW OVER 1 HOUR	0	1	1
PARKED ON SIDEWALK	1	3	4
PARKED IN A YELLOW ZONE	0	1	1
DOUBLE PARKING PROHIBITED	4	8	12
MUST PARK ANGLED	1	2	3
PARKED ALONGSIDE OR OPPOSITE ANY STREET EXCAVATION	0	1	1
PARKED WITHIN 20FT OF FIRE STATION DRIVEWAY	0	1	1

2025 Total – 7,663		
<i>Non-Payment 59%</i>		
<i>Against the Flow 11%</i>		
<i>Residential Permit 9%</i>		
<i>4ft of Pavement 8%</i>		

2024 Total – 9,704		
<i>Non-Payment 54%</i>		
<i>4ft of Pavement 13%</i>		
<i>Residential Permit 11%</i>		
<i>Against the Flow 9%</i>		



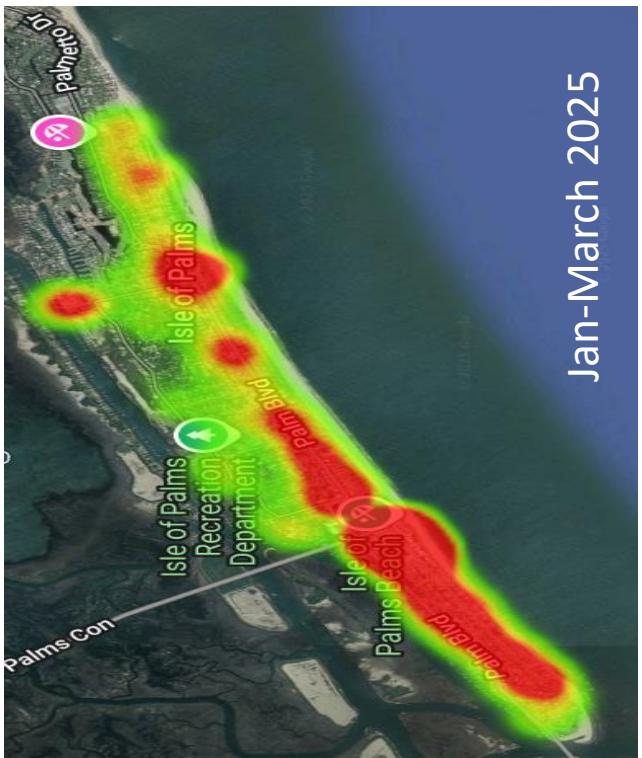
Enforcement Review

- **Swearing-In Process:** led to temporary delays
- **Strategic Enforcement Approach:** efforts made to maintain a balanced enforcement strategy across the entire right-of-way (ROW)





Enforcement Coverage



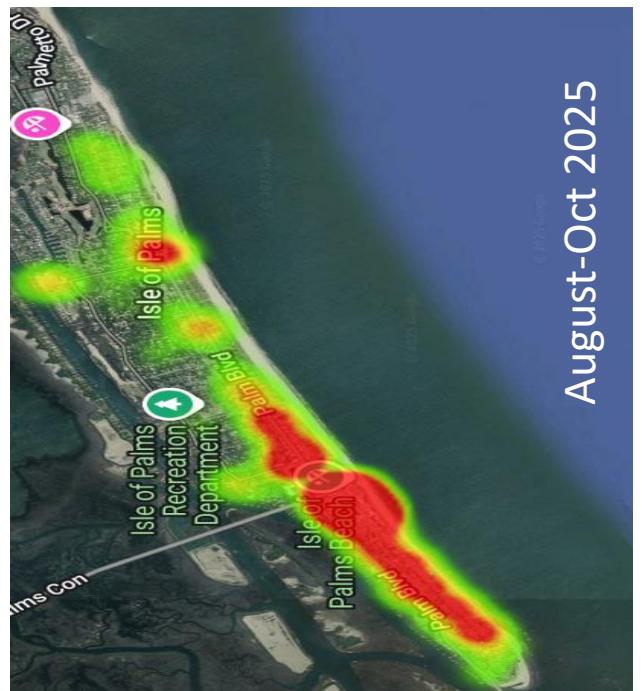
Jan-March 2025

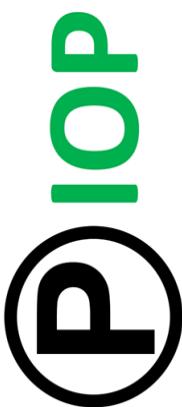


April-July 2025

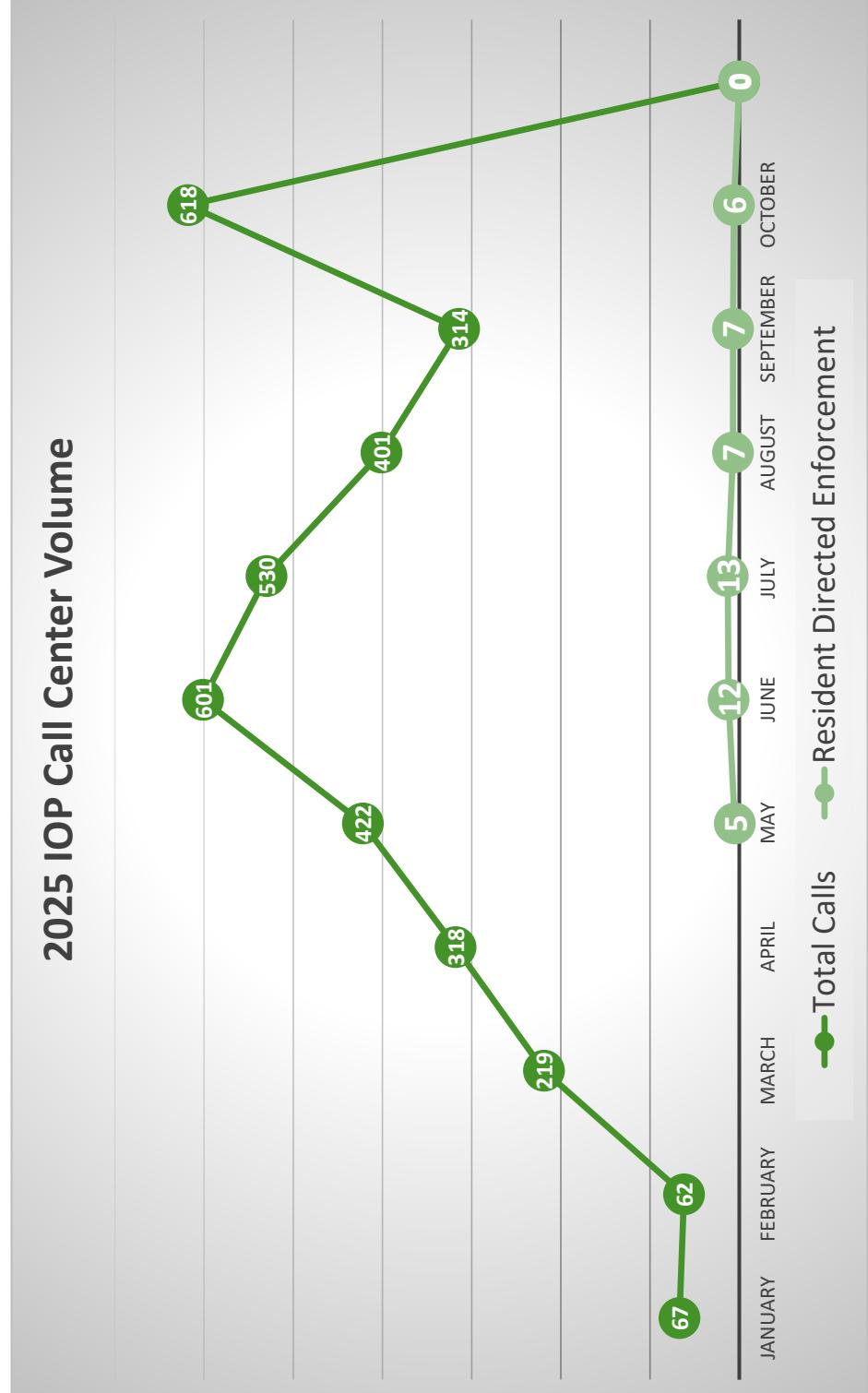


August-Oct 2025





Call Center Review



- 24/7 Call Center
 - Customer Support
 - Level 1 Info
- Top Reasons for Call
 - Citation Questions
 - General Parking Information





Beach Parking Improvements

- Weekly and Seasonal permit; increase marketing strategy
- Reduce total kiosks from six to five
- Recommend 2-year Resident permit renewal (effective January 2026 with renewal in January 2028)
- PATH app: wayfinding, payment and customer info





PATH app



1:20 5G 5G

P |OP

Support Traffic Alerts Helpful Links

Available Parking as of 1:20 PM

Address	Spaces Taken	Lot Capacity	Percent Taken
601 West Ashley	0	16	0%
701 West Ashley	0	13	0%
801 West Ashley	1	9	11%
901 East Arctic	0	10	0%
1001 West Ashley	0	12	0%

Drop In ECLECTIC DELI & PUB
FEATURING CLASSIC &
SPECIALTY SANDWICHES, PLUS
LOCAL CRAFT BEER ON TAP.

1:21 5G 5G

Home Helpful Links

P |OP

Helpful Links

P |OP Parking Rules

P |OP Parking Rates

P |OP Beach Rules

P |OP Contact Us

 dunes properties



SPECIAL CITY COUNCIL MEETING

5:00pm, Tuesday, December 9, 2025

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 Bogosian, Anderson, Ward, Hahn, Miars, Pierce, Streetman, and Carroll, Mayor Pounds

Staff Present: Administrator Kerr, Deputy Administrator Kuester, various department heads

2. Special Presentations

A. FY25 Audit Presentation

Mr. Chris Kerr of Veritas shared the final FY25 audit, noting no changes had been made since the November Council meeting. He acknowledged strong organization and communications of the IOP staff. No adjustments are needed. There were no findings or compliance issues, and the City has good internal controls.

He also explained a new accounting standard regarding compensated absences as well as the capital additions including stormwater and drainage projects, some beach access paths and footbridges, and several pieces of equipment.

B. Recognition of Outgoing Council Members – Jan Anderson and Blair Hahn

Mayor Pounds thanked Council members Anderson and Hahn for their service to the City and presented them with gifts in acknowledgement of their service.

3. Consideration of nominations and appointments to standing committees for 2026:

Mayor Pounds nominated Council Member-elect Miller, Council Member Pierce, and Council Member Ward to the Administration Committee.

Mayor Pounds nominated Council Member Bogosian, Council Member Carroll, and Council Member-elect Cohen to the Public Safety Committee.

Mayor Pounds nominated Council Member Miars, Council Member Pierce, and Council Member Streetman to the Public Services & Facilities Committee.

4. Consideration of appointments to Boards and Commissions

Mayor Pounds made the following appointments to the City's Boards and Commissions:

Accommodations Tax Advisory Committee – reappoint Margaret Miller, Barb Bergwerf, Mike Boykin, and Chrissy Lorenz

Environmental Advisory Committee – reappoint Laura Lovins and Todd Murphy, appoint Britton Foy and Susan Smith, appoint Charlotte Webster to the student position

Planning Commission – reappoint Ron Denton, Suzanne Nagelski, Jeffrey Rubin, and Rich Steinert, appoint Bill Laughlin

Beach Preservation Committee – appoint Alice Bova, Dieter Ostermann, Wendi Pasternik, John Shilling, and Dan Slotchiver

5. Consideration of nominations for City Judges, City Attorney, and City Prosecutor:

Mayor Pounds made the following nominations:

Michael Molony for City Judge, Christopher Skipper for Associate Judge, Mac McQuillin of Haynsworth, Sinkler, Boyd, PA for City Attorney, and Culver Kidd for City Prosecutor.

6.. Consideration of nominations and appointment to CARTA Board of Directors – Jimmy Ward

Mayor Pounds nominated Council Member Ward to the CARTA Board of Directors.

7. Consideration of nominations and appointment to Charleston Visitors Bureau Board of Directors – Rusty Streetman

Mayor Pounds nominated Council Member Streetman to the Charleston Visitors Bureau Board of Directors.

Council Member Miars nominated John Bogosian to the Charleston Visitors Bureau Board of Directors.

8. Consideration of nominations and appointment to the Charleston, Berkeley, Dorchester Council of Governments – Bev Miller

Mayor Pounds nominated Council Member-elect Miller to the Charleston, Berkeley, Dorchester Council of Governments.

9. Consideration of nominations for liaison to the Environmental Advisory Committee – Katie Miars

Mayor Pounds nominated Council Member Miars to the Environmental Advisory Committee.

10. Consideration of nominations for liaison for the Beach Preservation Committee – David Cohen

Mayor Pounds nominated Council Member-elect Cohen for liaison to the Beach Preservation Committee

11. Consideration of proposal from Thomas & Hutton to provide bidding and construction administration services for Phase 2 of the Waterway Boulevard flood barrier project for \$75,000 (FY26 Capital Projects Fund)

Mayor Pounds noted that this expense has always been in the budget, and this motion is to approve their construction bidding and oversight for the next phase of the project.

Administrator Kerr added, “This is that part of the work that we have kind of a critical deadline that we are working towards with the FEMA grant. We are still working under the assumption that we are not going to be successful in getting that grant extension, but it has been reiterated to us from the construction community and our engineers that it will be very challenging to have a million dollars of work actually in place by February. So we are trying to get that done. But at the same time, we are also working with our federal lobbyists to try to get that extension granted from FEMA. We are just not hearing anything back through the State and or the FEMA offices on the extension.”

The deadline for bids is December 31. Staff anticipates having the bid recommendation for Council to vote on in early January.

Council Member Pierce asked where the money will come from if the grant extension is not approved. Administrator Kerr responded, “We have a drainage savings accounts that is held with Charleston County as part of the City’s NPDES fund. The balance of that account is about \$1.8 million at this point. That would certainly be money that would be available. We also have, and not to get too far afield, but we also have in this year’s budget work on Palm between 38th and 41st that we are hearing is not going to be practical to get completed in the off season. So we are faced with a choice of either that going into the busy season or delaying that until the fall. So that is money that is in our budget. There’s also, I think it’s about \$2.2 million that was dedicated to that project in the prior State budget. So we are going to reach out to the State Budget Office about that potentially because we’re going to have the issue of not only the million, but we do think that the contract for this project is going to be beyond what we budgeted for the project. So we think we’re going to be over budget even without the FEMA grant issue.”

The City budgeted \$2 million for the project in FY26, but Administrator Kerr believes “it’s going to be in the magnitude of \$4.5 million spent this year if we’re able to do this next section of work. So the total this year will be \$4.5 million. We only budgeted \$4 million. A million of that comes back, but we are still going to be over budget about a million and half.”

Council Member Pierce requested a summary update to the next meeting including all phases of the project.

VOTE: A vote was taken with all in favor.

12. Consideration of responses to RFQ 2025-02 to provide beach management alternatives analysis services

Administrator Kerr said four bids were received. Council needs to decide from which companies they would like to receive bids.

MOTION: Council Member Pierce made a motion to request further information from Coastal Science and Engineering and Foth/Olsen. Mayor Pounds seconded the motion. The motion passed unanimously.

The matter will be further discussed at the January Council meeting.

13. Second Reading – Ordinance 2025-12 – to update the class schedule for Business Licenses as required by Act 176 of 2020

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

14. Adjournment

Council Member Hahn made a motion to adjourn, and Council Member Anderson seconded the motion. The meeting was adjourned at 5:31pm.

Respectfully submitted,

Nicole DeNeane
City Clerk



MUNICIPAL INAUGURATION
5:00pm, Tuesday, January 6, 2026
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, Carroll, Streetman, Pierce, and Mayor Pounds

Staff Present: Administrator Kerr, Deputy Administrator Kuester, various department heads

2. Invocation – Paul Coleman, Deep Water Church

3. Presentation of Colors – Isle of Palms Police Department

4. Swearing in of City Council

City Clerk DeNeane swore in Mayor Pounds and Council members Bogosian, Cohen, Miars, and Miller.

5. Inaugural Remarks

Mayor Pounds said, “Happy New Year to everyone! Congratulations to the newly sworn in Council members and welcome back to the Council members now halfway thru their current 4-year term. I felt it was important to have some opening remarks as this Council tenure begins to set the tone for what can be expected and how we will operate. Each new year brings a certain amount of hope, promise and anticipation. A recent article in the NY Times stated:

1. People don’t trust each other, the media or the government.
2. Most Americans, about 80 percent, don’t feel confident their children’s lives will be better than theirs.
3. About half the country thinks America’s best days are in the past.

“Well, that’s a bit depressing, but we will see we have some control over this type of thinking. The article went on to state: “Cynicism is vastly on the rise,” — BUT experts say it’s reversible if people cultivate hope that another future is possible. Hope, as a word, can be pat (like - does my waiter *really* hope I have a great day?). But it is also an action verb. One expert stated: “While optimism is the belief that the future will be better, hope is the belief “that we have the power to make it so”. Think about that for a minute and how that approach could change things personally or as a community.

“According to this article, to cultivate hope, people need three things: They first need to be able to envision a better future. Second, they need the willpower or motivation to move toward that future. And third, they must be able to chart “a path from where they are to where they want to be”.

“How can we be more hopeful? Experts say:

1. People can set specific goals and then “begin brainstorming the pathways or road maps” to achieve them. That can start small.
2. Replace cynicism (the belief that people are motivated purely by self-interest) with skepticism”. “Skepticism is not believing that everything will turn out great, but also not prejudging things as terrible, either.”

That can simply mean speaking more positively about other people. People gossip three times as much about the selfish things others do than about the generous things they do. We see this in our everyday walk of life. To address that, it is suggested we practice “positive gossip.” Each evening this author and his family try to share one story of something positive that somebody else did that day, “The research finds that when you know you’re going to have to share something, you pay a lot more attention to it. This article was a great reminder of some things totally in our control and how to bring some positive thinking into our daily lives. When the new year begins, some of us make resolutions. I hope we will ALL resolve to be an example for other municipalities to follow in how we live life – our approach to problem solving, our interactions, our willingness to help others, our generosity and our respectful approach to each other. People watch IOP – if you spend any time on local and sometimes national news sites - you know this. To the City Council members – we are 9 individuals elected by this community to serve in these roles. I appreciate our diversity – we come from different parts of the country, different work and personal experiences and with alternate views. I appreciate what this diversity means as we tackle projects or issues. Our residents expect us to be prepared, engaged, deliberate the issues constructively and fully and then to arrive at the best decisions for our community – that’s the ONLY agenda that should be driving us all! As Mayor, I also plan to devote more time to the SC Beach Advocates group that I chair, and the city is a founding member of. We must convince our state legislators to give us flexibility on revenue alternatives and different emergency measures for residents to protect their property. I will also continue to maintain an open and accessible environment – weekly office hours (thank you to the many that have taken advantage of this the past 4 years) and monthly coffees with the mayor – even though as many of you know I don’t even drink coffee! These are opportunities to ask questions, understand a project or issue on a deeper level or at the monthly coffees meet some new residents/visitors that you may not know. To our residents – we are 9 fellow residents that you have elected to represent you – thank you for this opportunity! These are roles that you have allowed us to use our time, talent and energy to help make this community better. I know we won’t agree on all decisions, but I hope we can keep perspective and realize – many other municipalities would welcome having our list of “issues” and “problems”. The past few years we have made significant progress on many fronts, and I know we will continue that progress. In line with the comments about hope earlier, and to make sure this Council agrees on our strategic objectives, we will be meeting next week to define our strategic initiatives for the coming years. My expectation is that we will decide what big tasks we want to accomplish together over the next few years. I felt it was

critical to schedule this session shortly after inauguration to help set the foundation for a successful, unified team all focused on the same strategic objectives for our community.

“I recently saw a definition of community as: *Feeling of fellowship with others, as a result of sharing common attitudes, interests and goals.* I challenge each of us in the new year to renew our commitment to our community and become more involved and make an extra effort to get to know our neighbors. There are some fascinating residents on our island, from many different walks of life - if you take the time to engage with them. Thank you for listening. I’m excited for our New Year, this new Council and what we can do together. Please don’t hesitate to reach out to me or any other Council member to share your thoughts or ask questions. Thank you for allowing us the opportunity to serve you in these roles.

6. **Benediction** - Paul Coleman, Deep Water Church

Respectfully submitted,

Nicole DeNeane

City Clerk



SPECIAL CITY COUNCIL MEETING

5:45pm, Tuesday, January 6, 2026

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, Carroll, Bogosian, Miars, Miller, Carroll, Pierce, and Cohen, and Mayor Pounds

Staff Present: Administrator Kerr, Deputy Administrator Kuester, various department heads

2. Special Presentations

Consideration of nominations for Standing Committees for 2026

MOTION: Mayor Pounds made a motion nominating Council members Miller, Pierce, and Ward to the Administration Committee, and Council Member Streetman seconded the motion. The motion passed unanimously.

MOTION: Mayor Pounds made a motion nominating Council members Bogosian, Carroll, and Cohen to the Public Safety Committee, and Council Member Pierce seconded the motion. The motion passed unanimously.

MOTION: Mayor Pounds made a motion nominating Council members Miars, Pierce, and Streetman to the Public Services & Facilities Committee and Council Member Bogosian seconded the motion. The motion passed unanimously.

3. Consideration of nominations to Boards and Commissions

MOTION: Mayor Pounds made a motion to appoint Barb Bergwerf, Mike Boykin, Chrissy Lorenz, and Margaret Miller (terms all ending on 12/31/28) to the Accommodations Tax Advisory Committee. Council Member Miars seconded the motion. The motion passed unanimously.

MOTION: Mayor Pounds made a motion to appoint Jeffrey Rubin, Suzanne Nagelski, Ron Denton, Richard Steinert, and Bill Laughlin (terms all ending on 12/31/28) to the Planning Commission. Council Member Bogosian seconded the motion. The motion passed unanimously.

MOTION: Mayor Pounds made a motion to appoint Laura Lovins, Todd Murphy, Susan Smith, Britton Foy (terms all ending 12/31/28) and Charlotte Webster (student term

expiring 12/31/26) to the Environmental Advisory Committee. Council Member Miars seconded the motion. The motion passed unanimously.

MOTION: Mayor Pounds made a motion to appoint Ellen Gower to the Board of Zoning Appeals. Council Member Streetman seconded the motion. The motion passed unanimously.

MOTION: Mayor Pounds made a motion to appoint Robert Miller to the Board of Zoning Appeals. Council Member Streetman seconded the motion. The motion passed unanimously with Council Member Miller abstaining from the vote.

4. Consideration of nominations for City Judges, City Attorney, and City Prosecutor

MOTION: Mayor Pounds made a motion nominating: Michael Molony for City Judge, Christopher Skipper for Associate Judge, Mac McQuillin of Haynsworth, Sinkler, Boyd, PA for City Attorney, and Culver Kidd for City Prosecutor. Council Member Streetman seconded the motion. The motion passed unanimously.

5. Consideration of nominations for CARTA Board of Directors

MOTION: Mayor Pounds made a motion nominating Council Member Ward to the CARTA Board of Directors. Council Member Pierce seconded the motion. The motion passed unanimously.

6. Consideration of nominations to the Charleston Visitors Bureau

MOTION: Mayor Pounds made a motion nominating Council Member Streetman to the Charleston Visitors Bureau. Council Member Ward seconded the motion. Voting in favor of Council Member Streetman were Council members Streetman, Ward, Carroll, and Mayor Pounds.

MOTION: Mayor Pounds made a motion nominating Council Member Bogosian to the Charleston Visitors Bureau. Council Member Miars seconded the motion. Voting in favor of Council Member Streetman were Council members Cohen, Miars, Bogosian, Pierce, and Miller.

7. Consideration of nominations to the Charleston, Berkeley, Dorchester Council of Governments

MOTION: Mayor Pounds made a motion nominating Council Member Miller to the Charleston, Berkeley Dorchester Council of Governments. Council Member Bogosian seconded the motion. The motion passed unanimously.

8. Consideration of nominations for liaison for the Environmental Advisory Committee

MOTION: Mayor Pounds made a motion nominating Council Member Miars as the liaison for the Environmental Advisory Committee. Council Member Streetman seconded the motion. The motion passed unanimously.

9. Consideration of nominations for liaison for the Beach Preservation Committee

MOTION: Mayor Pounds made a motion nominating Council Member Cohen as the liaison for the Beach Preservation Committee. Council Member Miars seconded the motion. The motion passed unanimously.

10. Consideration of Waterway Boulevard Flood Barrier Project – Phase 2 construction – Bastion Group, LLC - \$2,890,156

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

Administrator Kerr explained that Phase 2 of this project provides for “not only a flood barrier in terms of elevating low portions of that walkway, but it also provides for repaving the entire Waterway Boulevard Multi-Use path and widening it. It also provides for additional stormwater systems in areas of Waterway Boulevard that have been problematic in the past.”

The City received four bids and staff recommends the project be awarded to the Bastion Group, LLC. The City has worked successfully with this company before. The third phase of the project is anticipated for early 2027.

Administrator Kerr reviewed the breakdown of how the project will be funded: FEMA grant (\$980,000), SC State Budget allocation (\$1,250,000), NPDES funds (\$1,600,000), and City Capital Fund (\$2,524, 667) for a total of \$6,345,667.

FEMA has granted an extension for the grant. Administrator Kerr will verify the deadline, but he believes it to be in November 2026. He anticipates the work to take 6 months.

Administrator Kerr explained that the project was not awarded to Quality Enterprises even though they were the lowest bidder due to previous experience with the company that ended in litigation and project delays.

Additionally, the project was not awarded to Low Country Site Works (the next lowest bidder) because they did not identify their subcontractors and their placeholders within the bid were low, leading the City to believe the company would be surprised by the actual cost of the work.

Council Member Pierce spoke with concern about the increase in the cost of the project over time and asked how the City can “get in front of” estimates for better fiscal planning. Administrator Kerr said these sorts of increases are not uncommon for these types of projects, and Council Member Ward noted this has happened numerous times in the past.

VOTE: A vote was taken with all in favor.

11. Consideration of purchase of tide valves for the Waterway Boulevard flood barrier project – Wapro, Inc. - \$48,518

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

Administrator Kerr said the City has made this sort of valve purchase in the past to ensure that they get the proper valves, and in doing so, the City saves 15-20%.

VOTE: A vote was taken with all in favor.

12. Adjournment

Council Member Ward made a motion to adjourn. Council Member Streetman seconded the motion. The meeting was adjourned at 6:12pm.

Respectfully submitted,

Nicole DeNeane
City Clerk



SPECIAL CITY COUNCIL MEETING

10:00am, Tuesday, January 13, 2026

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, Carroll, Bogosian, Miars, Miller, Carroll, Pierce, and Cohen, and Mayor Pounds

Staff Present: Administrator Kerr, Deputy Administrator Kuester

2. Strategic Plan Review

Council members affirmed the continued applicability of the strategic plan. Administrator Kerr noted that the intent is to review and update the Strategic Plan in 2027 through a formal process.

Council Member Miars would like Council to find a way to roll the other plans (Comprehensive Plan, Community Enrichment Plan, etc.) into the Strategic Plan. Council Member Pierce would like new initiatives to tie back to the Strategic Plan.

Discussion ensued as to how to prioritize and implement the initiatives that have come out of the various plans. Administrator Kerr shared that tourism-related staff position has been transformed to that of a Public Information Officer who will post updates on City initiatives as a higher cadence. He will instruct the new PIO to update the Community Enrichment Plan on IOP.net. Staff will continue to review all plans to determine which suggestions can be rolled into others and into the Comprehensive Plan. Council Member Miars added that any initiative that might be dismissed should be discussed by City Council.

3. Current Projects Review/Update

Administrator Kerr provided updates on current City projects. The Waterway Boulevard project is continuing as planned. The latest price tag for the project is \$6.3 million, which includes \$500,000 in soft costs. Going forward, soft costs will be included in the total cost of all projects.

Phase 4 drainage project is delayed until next winter. Project estimates will be updated.

The Public Services & Facilities Committee continues to work through an agreed-upon parking lot arrangement with the restaurant tenants. Upon City Council's approval of the scope of the project, staff will work with the tenants and legal counsel to amend the lease agreement.

The City received \$1.5 million from the State for the marina dredging project, and the City's permits are in place. The City has made efforts to work with the surrounding neighbors to share

in the mobility costs. The other stakeholders may be a year away from being ready. City Council will also need to identify a disposal site. Administrator Kerr will ask ATM to update the cost estimates for this project.

All Council-authorized emergency beach work is in place. Mr. Traynum reported that the shoal in Wild Dunes is not spreading north as much as anticipated. Ocean Club owners have been notified of that development.

Ahtna has been given authorization to begin round-the-clock operations. They are trying to be out of the way by February when the second contractor, Cottrell, is expected to begin their operations.

Administrator Kerr reported on a phone call with Mr. Traynum from January 12 when Mr. Traynum stated that new US Fish & Wildlife wildlife protection guidelines may create conflicts with beach renourishment timelines for the upcoming large project. It may be necessary to work on the inlets, then pause work and renourish the non-inlet spaces later. Mr. Traynum will continue to work with US Fish & Wildlife. Mobilization costs could increase due to these new guidelines.

Further work regarding underground power lines will be processed through the Public Services & Facilities Committee. Up for consideration and discussion is the development of a master plan for undergrounding utilities across the island.

The City has told Charleston County that they would like the bike and pedestrian improvements for Palm Boulevard to be considered for a TST-funded project. Administrator Kerr noted that the County is handling TST funding differently this year. City Council will hear a presentation about it at their February workshop.

4. Discussion of new initiatives

City Council asked for a one-page communication strategy to include outflow networks and frequency of communications. Council Member Streetman suggested the use of response templates for events such as storms and other common events so that the City reaction is more proactive than reactive.

Council Member Miars asked that meeting agendas be linked on the calendar.

Council members proposed quarterly town hall meetings at the Recreation Center.

Discussion ensued about the rebranding efforts through the CVB. It was suggested that the City use a portion of the 30% funds to hire an agency to handle the rebranding prioritizing IOP as a family-friendly destination. This rebranding effort should also be part of the new PIO's job. Additionally, Council Member Cohen suggested a Council liaison be appointed to the ATAX Committee.

Council members discussed adding reports from Committee chairs back to the City Council agenda. This matter will be discussed at the February workshop.

Council Member Bogosian suggested staff research how AI can be used to help expand staff capabilities without expanding staff. This matter will be on a future Administration Committee meeting agenda.

Council members briefly discussed the redesign of the IOP Connector. Administrator Kerr reminded the Council that without buy-in from the Town of Mt. Pleasant, SCDOT will not be making changes to the Connector. The matter will be addressed in a future Public Safety Committee meeting.

Administrator Kerr shared an annual calendar of meetings prepared by staff. He said it is better for staff workflow and planning purposes as well as for public knowledge to abide by this calendar as closely as possible.

Allowable purposes for the Recreation Center will be a topic on a future Public Services & Facilities Committee agenda.

Council Member Pierce said the City's organization will be discussed by the Administration Committee to see if it still fits the City's current needs.

Discussion ensued about the formation of a new standing Finance subcommittee made up of three Council members. The matter will be discussed at a future Council meeting. Administrator Kerr added that there will need to be an ordinance change in order for this to happen.

Council Member Miller said the Administration Committee has already begun a review of the ethics and code of conduct for the City. She would like someone from MASC to review these topics with City Council.

Council Member Cohen suggested a review of City Code. Administrator Kerr said outside firms typically perform this kind of work and report back on duplications, references, etc.

Council would like the recommendations of the Beach Ad Hoc Preservation Committee distributed at the next workshop. Administrator Kerr pointed out that five of the recommendations need City Council direction.

5. Discussion of potential threats to revenue, expenses, projects, operations

Council discussed their concerns about City revenues declining. Council Member Pierce noted escalating expenses, the cost of the upcoming large renourishment project, and decreasing interest rates affecting interest income as areas of concern.

Mayor Pounds said municipalities are "legislatively locked down." He hopes the Beach Advocates group can work with the State to find additional financial levers the City can use to pay for beach-related efforts.

Administrator Kerr suggested that the State's budget surplus could be a source of income.

6. Discussion of state legislative opportunities/concerns

Council Member Ward suggested inviting the City's County Council representative to a future meeting to discuss ways to engage County Council in beach restoration.

Administrator Kerr said staff is working with Thorn Run Partners to vet the idea of the City's water and sewer needs becoming a federal project. It is a long-range idea but one worth looking into.

Council Member Pierce suggested that the new Finance Committee look at the sources of City revenue and review downward pressures and increasing expenses.

7. Discussion of beach funding options

Administrator Kerr reviewed cost breakdowns of the upcoming beach renourishment project, including soft costs. There is a \$10 million funding gap. Bar charts projected the effects of securing that financial gap through various City funds. Administrator Kerr said drawing down these funds will also affect the amount of interest income generated by the City.

The installation of groins could extend the life of a renourishment project. Administrator Kerr said there is money in the budget assigned to a groin project, but he is waiting for the alternatives analysis from CS&E and Foth/Olsen to continue that discussion.

Council Member Bogosian suggested the City research taking on debt to close the funding gap. Mayor Pounds would like to see an analysis of debt vs. no debt for the project, adding that the City will have some debt rolling off in the next few years.

Administrator Kerr shared historical cost-sharing factors and options from the previous two renourishments. Council discussed the options for cost-sharing with the WDCA for the upcoming renourishment project. Staff will move forward with finalizing the details of the MOU with WDCA once City Council has identified which cost-sharing option they would like to effectuate.

8. Miscellaneous

Council Member Miller asked how sunshine laws apply to members of the same subcommittee. She also asked for Council members to vote yes or no on all votes and to not remain silent during voting. Council members discussed how voting should happen at Council meetings.

Administrator Kerr will send out the beach nourishment funding slides and a summary of action items from today's meeting with their corresponding committee and proposed agenda date.

Council Member Ward would like Council members to follow Robert's Rule of Order at all meetings. He suggested asking staff about agenda items prior to the meetings.

9. Adjournment

Council Member Ward made a motion to adjourn. Council Member Miller seconded the motion. The meeting was adjourned at :159pm.

Respectfully submitted,

Nicole DeNeane
City Clerk

FY27 Budget Timeline

January

- Review 10-year capital plans with department heads
- Discuss budget assumptions and hold a directional conversation with City Council

February

- Present 10-year capital plans to standing committees
- Review internal planning tools, including 5-year projections of revenues, expenditures, and their impact on fund balance
- City Council identifies budget priorities not included in the 10-year capital plans

March

- Present operational budgets to standing committees
- City Council conducts a budget workshop (and a second workshop if needed)

April

- Final draft of FY27 budget and ordinance prepared for First Reading

May

- Public Hearing and Second Reading of FY27 budget

June

- Additional actions, if necessary

July

- FY27 budget implementation begins

City of Isle of Palms

Preliminary High-Level Assumptions – FY27 Budget Planning

Revenue Assumptions

- Tourism Revenue: Based on 0% increase of trailing 12 months
- Business License & Building Permits: 15% decrease of trailing 12 months
- Other Revenue: 2% increase of trailing 12 months

Personnel

- Costs based on Compensation Study findings

Operating Expenses

- Increase of 2.5% – 3% of trailing 12 months

Major Capital Projects

- **Drainage Projects:**
 - 38th & 41st Palm Blvd
 - Phase 3 of Waterway Blvd
- **Marina Dredging:**

Vehicle Purchases

- **Police Department:**
 - 2 SUVs
 - 1 Truck
- **Fire Department:**
 - 1 Ladder Truck
 - 2 Battalion & Squad Trucks
 - 1 Rescue Boat (with grant approval)
- **Public Works:**
 - 1 Side Loader Garbage Truck
 - 1 Small Trash Truck
 - 1 Truck
- **Building & Planning:**
 - 1 Truck

CITY OF ISLE OF PALMS

South Carolina



MEMORANDUM

TO: City Council

C: Sean Kuester, Deputy City Administrator

FROM: Douglas Kerr, City Administrator 

RE: Recommendation regarding beach funding share with Wild Dunes Community Association

DATE: January 23, 2026

The Public Services and Facilities Committee has been evaluating a potential cost-sharing arrangement with the Wild Dunes Community Association (WDCA) for the upcoming 2026 major beach renourishment project. Once an agreement on cost-sharing is reached, staff will draft a formal agreement for consideration by both the city and WDCA.

At its January 14, 2026 meeting, the committee recommended that the city contribute up to 47% of the cost for the northern portion of the project, with a maximum contribution of \$10 million. The recommendation also specifies that WDCA shares all costs associated with the northern project, including mobilization, consulting, professional services, and other related expenses.

Attached is an example reviewed by the committee illustrating how the cost-sharing would work if the project were to include placing a total of 1.76 million cubic yards of sand, with 68% (approximately 1.2 million cubic yards) allocated to the northern end of the island. The total estimated cost for this scenario is \$32.3 million, which includes \$5 million for mobilization, \$15 per cubic yard for sand placement, and \$920,000 in soft costs.

In addition to the northern portion, the city is expected to fully fund the project on the southern end of the island, estimated at \$10 million. The city is actively pursuing assistance from the state and exploring other funding options for this publicly accessible beach area.

Summary:

High Level Cost Estimate Per CY Sand - Beach Nourishment FY26/27

Estimated Cost for South/Breach Inlet	\$10,342,243
Estimated Cost for North/Wild Dunes	\$21,977,265
Total Funding Required for Beach Nourishment	<u><u>\$32,319,508</u></u>

Funding Sources:

WDCA Funding - North/WD	\$11,647,951
Grants- South /Breach Inlet, other State/Federal Funding	\$1,524,000
City's Available Beach Preservation Fee Fund	\$8,661,082
City's Excess (Deficit) - Required From Other Funds/Sources	<u><u>(\$10,486,476)</u></u>

Total City's Funding Required From Fund Balances **\$19,147,557**

IOP Revenue Impact

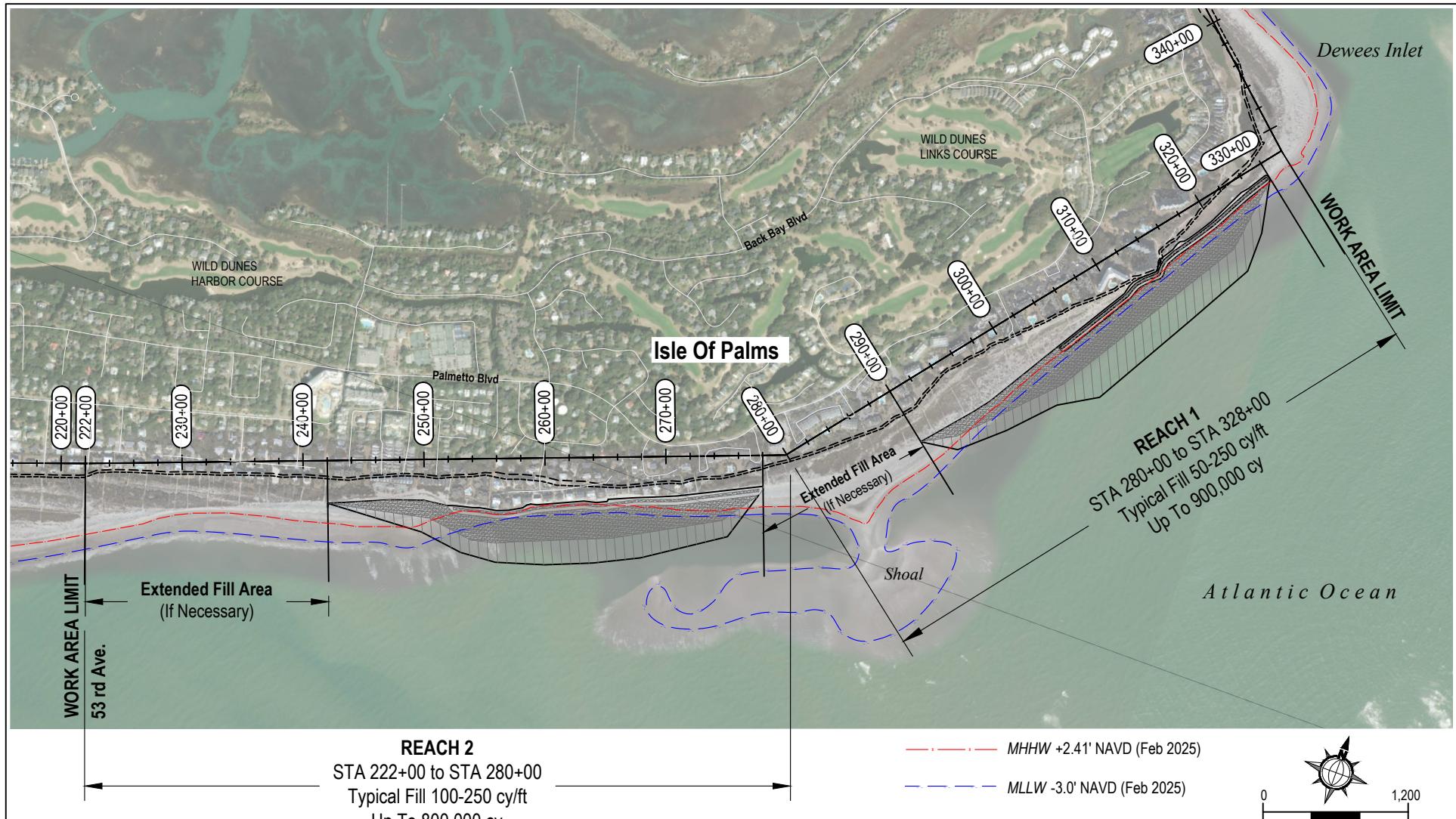
Annual Interest Income Impact - Current LGIP Rates **(\$782,005)**

Assumptions:

Project Variables - Delivery	Inputs	Total Cost	Source/Notes
Estimated Sand Cost Per Cubic Yard (CY)	\$15.00		Per CSE Estimate
North/WD Sand Volume (CY)	1,196,800	\$17,952,000	Per Healthy Beach Profile - FY 26 Volumes
South/Breach Inlet Sand Volume (CY)	563,200	\$8,448,000	Per Healthy Beach Profile - FY 26 Volumes
Dredging Mobilization Cost - Allocated Per CY	\$5,000,000	<u><u>\$5,000,000</u></u>	Per CSE Estimate - FY 26 Budget \$
Sub Total - Cost/CY - Sand & Mobilization Cost		\$17.84	
Consultant (CSE) Project Cost	\$669,508	\$669,508	Per Approved NTE T&M Agreement - 10/28/26
Professional Service, Construction/Engineering Project Cost	\$100,000	\$100,000	Placeholder
Permits	\$0	\$0	Placeholder
Other/Misc.	\$150,000	\$150,000	Placeholder
Estimated Total Cost - North /South		<u><u>\$32,319,508</u></u>	
Estimated Total Cost/CY Sand		\$18.36	
Estimated Cost - North/WD - Allocated Per CY Sand		\$21,977,265	68%
Estimated Cost - South Breach Inlet - Allocated Per CY Sand		<u><u>\$10,342,243</u></u>	32%
		<u><u>\$32,319,508</u></u>	100%
<i>Project Duration - Months</i>	<i>6</i>		
<i>Interest Rate (LGIP)</i>	<i>4.0841%</i>		<i>As of 12/31/25</i>

FY26 Beach Preservation Fee Fund Income/Expense Projections	Funding Income/Expense		
IOP Starting Beach Fund Balance - November, 2025	\$10,440,000	\$10,327,000	As of 12/31/25
Target Minimum Beach Fund Balance	\$2,000,000	<u><u>\$2,000,000</u></u>	Per Prior Model - Subject to Council Approval
Beach Fund Balance Available for Project		<u><u>\$8,327,000</u></u>	
Beach Fund Income Projection - Monthly/Total During Project	\$155,680	\$934,082	Per ATAX Run Rate - FY23-FY25
Expense Projection Emergency - Monthly/Total During Project	\$25,000	<u><u>(\$150,000)</u></u>	Placeholder
Expense Projection Other - Monthly/Total During Project	\$75,000	<u><u>(\$450,000)</u></u>	Placeholder
Net Beach Fund Income During Deployment		<u><u>\$334,082</u></u>	
Total Projected Fund Balance Available for Project w/ Target Minimum Balance		\$8,661,082	
WDCA Funding Scenarios			
Wild Dunes Community Association Funding - North Only	53%	\$11,647,951	% Based on WD ATAX Contribution
IOP City Funding - North Contribution	47%	<u><u>\$10,329,315</u></u>	% Based on WD ATAX Contribution

Public Beach Grant Funding			
PRT Grant Funding - South Only	\$1,524,000	\$1,524,000	
FEMA Funding	\$0	\$0	
County Funding	\$0	\$0	
State Funding	\$0	\$0	
Other Federal Funding	\$0	\$0	
Other Funding - Non - IOP	<u><u>\$0</u></u>	<u><u>\$0</u></u>	
Sub Total Grants/Other Non-IOP Sources		<u><u>\$1,524,000</u></u>	



Notes:

Contours shown based on data collected by
Coastal Science & Engineering, Inc via RTK GPS February 2025.

APPLICANT:
City of Isle of Palms
1207 Palm Blvd
Isle of Palms SC 29451

AGENT:
Coastal Science & Engineering, Inc.
160 Gills Creek Parkway
Columbia, SC 29209

DRAWING TITLE:
FILL PLAN
REACHES 1 & 2

SCALE:	AS SHOWN	SHEET #:
DATE:	03 Oct 2025	
TMS#		
PROJECT #:	2623	

03



CITY OF ISLE OF PALMS

South Carolina



MEMORANDUM

TO: City Council

C: Sean Kuester, Deputy City Administrator

FROM: Douglas Kerr, City Administrator 

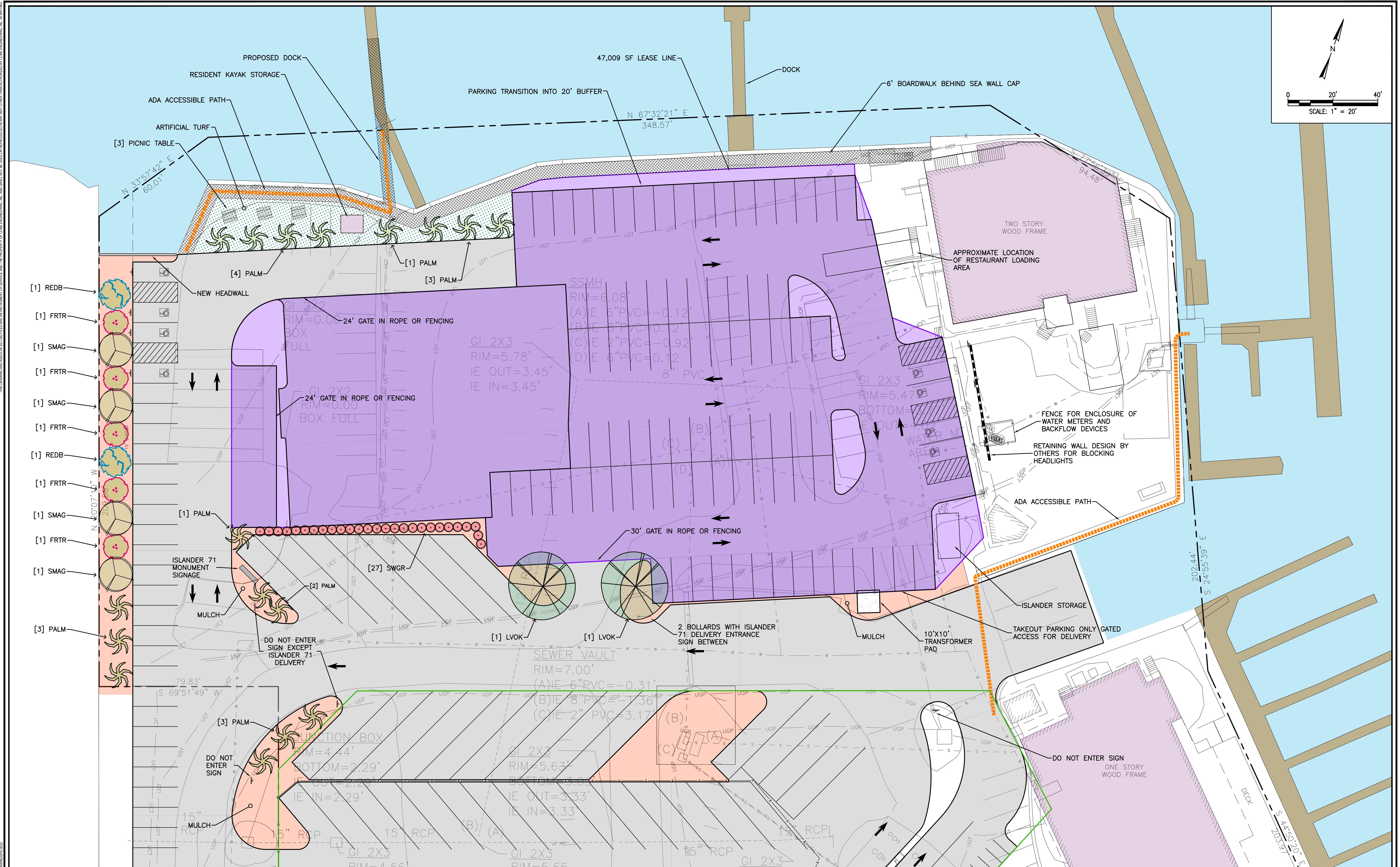
RE: recommendation regarding marina restaurant lease amendments

DATE: January 20, 2026

The Public Services and Facilities Committee has been reviewing the question of whether the city should agree to finance improvements to the northern half of the marina parking lot, including those to be used exclusively by the restaurant tenant. This reconfiguration would allow the lease to be amended to provide the city with exclusive boat trailer parking, exclusive parking and green space adjacent to the new public dock and eliminate the requirement to share parking areas. The proposed reconfiguration can be seen on the attached Exhibit Q.

At their January 14, 2026 meeting, the committee recommended that the city agree to financing these improvements at an estimated expense of \$500,000. This amount is expected to fund a project that includes asphalt drive aisles in the restaurant's section, recycled asphalt surfaces elsewhere, a concrete edge to define and retain loose asphalt and new ADA spaces with an accessible path to the greenspace and dock. An example of the design details favored by the Committee can be seen in the attached photos of the Shea Family Fields in Awendaw.

If Council were to agree with this recommendation, the next steps would include drafting lease amendments to change the parking sections of the lease, executing the lease amendments, engaging a designer to create plans and bidding documents, acquiring land disturbance permits, bidding and construction. The expected completion date for all work would be the winter of 2027.



PLANT CODES

FRINGE TREE

LVOK LIVE OAK TREE

PALM PALM TREE

REDBUD
SWEETBAY MAGNOLIA

SMAG SWEETBAY MAGNOLIA TREE
SWGR SWEETGRASS

SWGR SWEETGRASS



PICNIC TABLE

COUNTRY CASUAL TEAK
LARCHMONT PICNIC TABLE
ITEM #4879
71" W x 63.5" D x 28.75" HT; TEAK

DISCLAIMER
INFORMATION DEPICTED IN THIS PLAN IS PROVIDED FOR GENERAL REFERENCE PURPOSES ONLY AND IS NOT TO BE CONSTRUED AS A SURVEY OR LEGAL DOCUMENT. ERRORS FROM NON-COINCIDENCE OF FEATURES FROM DIFFERENT SOURCES MAY BE PRESENT. CLINE ENGINEERING PLAN MAKES EVERY REASONABLE EFFORT TO ENSURE THAT THE INFORMATION PROVIDED HEREIN IS CURRENT AND ACCURATE. HOWEVER, CLINE ENGINEERING PROVIDES NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE ACCURACY, COMPLETENESS, RELIABILITY, OR SUITABILITY OF THIS DATA FOR ANY PARTICULAR USE OR PURPOSE. CLINE ENGINEERING ASSUMES NO LIABILITY WHATSOEVER ASSOCIATED WITH THE USE OR MISUSE OF SUCH DATA.

CONCEPT DESIGN NOTES

1. PLAN IS NOT FOR CONSTRUCTION.
2. ALL DIMENSIONS TO BE CONSIDERED APPROXIMATE AND TO BE VERIFIED BY A SURVEYOR.
3. LAYOUT TO BE VERIFIED AND REVIEWED BY LOCAL PLANNING OFFICE FOR COMPLIANCE TO ZONING CODE.

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SITE PLAN EXHIBIT

THE PRACTICE OF
THE PRACTICE OF

SITE PLAN EXHIBIT

CT MANAGER	MD
BY	AJ/
CT DATE	AUGUST 20
NOTE	

4



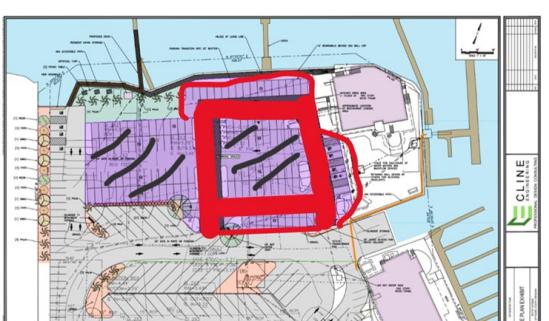
From: [Jon Bushnell](#)
To: [Douglas Kerr](#)
Cc: [Dave Lorenz](#); [Sean Kuester](#)
Subject: Re: Islander + marina parking lot
Date: Thursday, November 20, 2025 2:09:57 PM
Attachments: [image001.png](#)
[image002.png](#)
[image.png](#)

Sean - pleasure meeting you over email and look forward to working with you.

Douglas - Thank you for the update. To answer your questions:

Is Islander ok with the surface being recycled asphalt? - YES CRUSHED ASPHALT IS FIND FOR THE MAJORITY OF THE PARKING LOT, BUT WE WOULD LIKE SOME HARD ASPHALT AS WELL TO PREVENT CUSTOMERS TRIPPING AND DELIVERY VEHICLES FROM TEARING UP THE CORNERS WHEN THEY TURN. WE WOULD LIKE HARD ASPHALT ON THE DRIVING LANES, HANDICAP PARKING SPOTS AND SOME OUTSIDE PARKING LANES SO SOME/MOST OF THE CUSTOMERS CAN EXIT THEIR CAR AND WALK OVER PAVED CONCRETE TO THE RESTAURANT ENTRANCE - IT IS PHYSICALLY SAFER THAT WAY THEN WALKING OVER CRUSHED ASPHALT.

The current paved section of the marina restaurant parking lot is over 20,200 sq feet. Below is a draft of the breakdown of crushed asphalt versus hard paved asphalt. The Black lines indicated crushed asphalt and the red lines and red circled area would be paved concrete that in total sq footage would be less than the 20,200 sq feet currently. We would need Matt Cline's help here to calculate the exact square footage.



Secondly, do you expect for the existing hard surface on the exclusive Islander lot to be removed and replaced with a new surface? YES SEE ABOVE

Thirdly, in the event that Islander and the city can come to terms on the materials and the city's cost to install, is Islander agreeable to maintaining the surface for the remainder of the term of the lease? - YES THE RESTAURANT WILL TAKE OVER MAINTENANCE AND REPAIR RESPONSIBILITIES.

Happy to meet in person next week to go over the details, but would ask if we could get Matt Cline to just measure the red areas on the map if possible.

Thank you

On Thu, Nov 13, 2025 at 10:46 AM Douglas Kerr <dkerr@iop.net> wrote:

Jon and Dave- first wanted to introduce you to the city's new Deputy City Administrator, Sean Kuester. I feel sure you will meet in person soon, but he is getting up to speed on all the various issues at hand and I have copied him here. Super excited to have Sean on the team and know that he will a tremendous asset. If there is ever a time when you need something from the city, please reach out to both of us and we will do what we can to help.

The Public Facilities Committee has continued to look at the cost and material options get to a point of being comfortable making a recommendation to City Council on whether or not to fund the parking improvements. The Committee appears to be supportive but they are being thorough in vetting the options, which has generated three questions for you.

Is Islander ok with the surface being recycled asphalt? I believe you have indicated that this would be acceptable, but please confirm.

Secondly, do you expect for the existing hard surface on the exclusive Islander lot to be removed and replaced with a new surface?

Thirdly, in the event that Islander and the city can come to terms on the materials and the city's cost to install, is Islander agreeable to maintaining the surface for the remainder of the term of the lease?

The plan is for the Committee to talk through the issue one more time on the morning of December 2nd, which you are always welcome to attend and participate. I think they will have a recommendation at that meeting, but not sure if full Council will deal with their recommendation before the end of the year.

Lobbying Focus for 2026 – approved by City Council on November 12, 2026

Long-term initiatives:

- Beach nourishment funding – identify ongoing State level funding for coastal communities for projects
- ATAX 30% requirement for regional marketing efforts – reduce required amount or allow greater flexibility for local municipalities to use funds for tourism related needs/infrastructure
- Revenue generation – if ongoing beach nourishment funding doesn't happen, allow municipalities flexibility in raising revenue to cover large beach projects
- Home Rule on short-term rentals

2026 Funding Priorities:

- Stormwater/drainage infrastructure
- First responder vehicles/equipment
- Beach access path improvements
- Traffic infrastructure projects
- Public greenspace at marina

2026 State Community Enhancement Projects Requests:

- Public Safety vehicles/equipment - Total request \$3,238,000
 - Police: car \$64,000; Patrol trucks \$134,000; ATV/Polaris \$40,000; traffic counters \$30,000;
 - Fire: Ladder Truck \$2.5M; Ford F-150 \$75,000; High Water vehicle \$365,000; High Water vehicle equipment \$30,000
- Stormwater/Drainage Infrastructure - Total request \$2,800,000 (Palm Blvd/38th \$1.0M; Waterway Blvd Path Elevation Project \$1.8M)
- Beach Access Path Improvements - Total request \$250,000
- Public Greenspace/Park - Total request \$150,000

Total IOP requests: \$6,438,000



Foth Infrastructure & Environment, LLC (Foth | Olsen)
2618 Herschel Street
Jacksonville, FL 32204
(904) 387-6114
foth.com

January 21, 2026

Douglas Kerr
City Administrator, City of Isle of Palms
P.O. Drawer 508
Isle of Palms, SC 29451
(843) 886-6428

Re: City of Isle of Palms
Request for Qualifications (RFQ 2025-02)
Beach Management – Alternatives Analysis

Dear Mr. Kerr;

At the request of the City of Isle of Palms, Foth Infrastructure & Environment, LLC (Foth) is pleased to present the following proposal pursuant to RFQ 2025-02 for Beach Management – Alternatives Analysis. This proposal provides for engineering services to perform analyses and prepare reports for submittal to the city. The deliverables are intended to provide guiding information about specific beach erosion and beach management practices, plans, and policies at Isle of Palms to facilitate city decision making about future beach management activities.

Specifically, Foth shall conduct an alternatives analysis to analyze and provide guidance on specific beach management practices and methods of erosion control that include, but are not limited to:

- Stepping away from active beach management on all or part of the island's beaches;
- Beach renourishment only;
- Beach renourishment plus adding shore perpendicular groins at key locations;
- Beach renourishment plus adding breakwaters at key locations;
- Beach renourishment plus adding geo-tubes at key locations;
- Beach renourishment plus creative shoal manipulation to minimize damage of future approaching shoals;
- Projects focused on modifying the conditions within Breach Inlet and/or Dewee's Inlet to alleviate erosional currents (channel realignment, forced bypassing or other effort to physically change inlet); and
- Any combination of the above methods and any others deemed worthy of consideration.

The study will review existing data and information (as identified in RFQ 2025-02) to support a comprehensive analysis of beach management and erosion control practices (including those listed above) that may be evaluated for implementation at Isle of Palms. We are also aware that

City Council has identified specific considerations for each of the alternatives that include, but are not limited to, physically altering the aesthetic of the beach, initial and ongoing maintenance costs, the likelihood of being granted State and Federal permits, the likelihood of being successfully implemented, impacts to wildlife and habitat, impacts to tourism, legal ramifications, and potential negative downdrift impacts. Foth will coordinate with the city prior to execution of the work to identify any constraints that City Council would like to consider as part of the alternative evaluation. The work will be performed in two distinct tasks. These are:

1.0 **Literature and Beach Management Activity Review.** The Consultant will review existing data and information, that includes:

- Reports and recommendations from the Beach Ad Hoc Committee;
- Second Opinion from Foth | Olsen dated 9/29/2025;
- Prior beach management efforts;
- Planned future projects, including USACE projects on the southern end;
- Beach monitoring reports and surveys;
- Existing imagery to understand inlet shoal bypass events; and
- Information included on the Isle of Palms beach restoration webpage.

It is assumed that the City of Isle of Palms will supply the requisite historical documentation noted above for this review. Through the course of this review, the Consultant may identify additional data and reports beyond those listed above that may be included in the assessment. The Consultant shall also meet virtually with the US Army Corps of Engineers to gain an understanding of the Corps' future plans at Isle of Palms.

2.0 **Alternatives Analysis Summary Report.** The Consultant shall perform analyses that explore the probable feasibility of each of the alternatives noted above. The work shall include development of:

- Opinions on the feasibility of each practice and method listed above;
- Opinions on possible benefits and detriments of each of the identified alternatives;
- Opinions on the probability of successfully permitting and constructing;
- Opinions on the probable cost (initial and 20 years into the future) of each of the identified alternatives;
- Opinions on lifespan of each of the identified alternatives before complete replacement is necessary;
- Conceptual renderings or photographs of real-life examples of what the alternatives would look like from the ground; and
- Summary of expected financial benefit or expense each alternative would achieve over the course of ten years or other meaningful timeline.

The work will be summarized in an engineering report suitable for presentation to the city, City Council, and public and private stakeholders.

Deliverables: Foth shall prepare and submit a report that summarizes the findings, opinions, and recommendations. Foth will also present these findings in-person to City Council at Isle of Palms. The report will be submitted to the city in electronic PDF format.

Fee: The total fee to complete the scope of work described herein is \$92,500.00, lump sum.

Disclaimer: This scope of work and budget does not provide for the collection of new physical, new environmental data or numerical modeling. Should the city decide that additional data, analyses, and modeling be required to facilitate beach program decision making, we will be happy to discuss additional scope and budget required to support the city in such endeavors.

Thank you for the opportunity to submit this proposal to the City of Isle of Palms. We are available any time to discuss any questions that you may have regarding our proposed scope of work and budget.

Sincerely,



Christopher Creed, P.E.
Senior Coastal Engineer and Client Team Leader



Albert E. Browder, Ph.D., P.E.
Senior Coastal Engineer and Client Team Leader



THE PROPOSAL — EXHIBIT A

[P2647]

Alternatives Analysis Isle of Palms, South Carolina

1.0 INTRODUCTION

This proposal is submitted at the request of the City of Isle of Palms (SC) for coastal engineering services for the Isle of Palms Beach Management Alternatives Analysis. The City seeks a consultant to provide the council with guidance on specific beach erosion and management practices, plans, and policies. This analysis of alternatives will support the City's long-term coastal management and conservation efforts.

The present proposal covers the following engineering services requested by the City for Alternatives Analysis. The major part of CSE's work under the present proposal involves historical analysis of erosion, analysis of past erosion mitigation efforts, and an alternatives analysis. Proposed work includes:

- Historical review of past studies and projects
- Summary of historical and recent changes to the beach
- Analysis of Alternatives
- Summary of Recommendations

The present proposal does not duplicate work that is occurring under other agreements between the City and CSE, and CSE will make every effort to coordinate fieldwork, meetings, and other engineering services along the Isle of Palms to reduce overlap in services. This includes the work on the upcoming beach nourishment project.

Basic Services

References to the "Engineer" in the scope of services refer to CSE, the project manager responsible to the City of Isle of Palms for the execution of the services proposed. Execution of the services by CSE includes performing the work required to execute all aspects of the scope of services. References to the "City" refer to the City of Isle of Palms, a South Carolina municipality.

2.0 SCOPE OF SERVICES

The scope of services proposed herein represents the basic services and is based on CSE's work to date for the City, experience on similar projects and project components, the scope of the project as defined by this proposal, and the regulatory requirements of agencies of the State of South Carolina and the federal government with jurisdiction over construction at the site. The following scope of services is proposed.

Task 1.0 Historical Review of Studies and Projects

Task 1 involves a comprehensive historical review of relevant past studies and projects conducted within the island. This includes but is not limited to:

- Historical projects
- Previous technical studies
- Regulatory and planning changes over time

Following authorization to proceed with the proposed scope of services:

- 1.1 CSE will work to compile and review past coastal projects in Isle of Palms that relate to coastal engineering, beach nourishment, dredging, shoreline management, and stabilization and restoration. Analysis of these projects will include the purpose, construction history, and project productivity.
- 1.2 CSE will review past technical reports and studies conducted in the Isle of Palms and similar settings.
- 1.3 CSE will review regulatory and coastal legislation changes for the Isle of Palms. This includes the possible legislative changes being considered by the City.
- 1.4 CSE will examine past engineering reports and design recommendations.

CSE has conducted dozens of shoreline studies and prepared over 40 technical reports and publications about erosion along the Isle of Palms dating back to the 1980s. This first-hand experience will facilitate our team's work under Task 1. CSE has also engineered the majority of beach restoration and stabilization projects over the past 40 years, starting with a terminal groin project in 1981 and including the most recent large nourishment project in 2018. This construction experience includes an unparalleled database of beach monitoring surveys, which CSE uses to distinguish between chronic sand losses and cyclic erosion associated with changes in the inlets.

Task 2.0 Summary of Historical and Current Trends in the Beach System

Task 2 involves a comprehensive analysis of historical and recent changes to the Isle of Palms beach and the adjacent areas. This analysis will use existing data and analyses that CSE has completed for the City and similar settings. This includes, but is not limited to, analysis of shoreline change and volumetric erosion/accretion variabilities alongshore.

CSE's database for analysis includes over 15 years of bathymetric mapping of Dewees Inlet shoals and profiles spanning the island out to deepwater at 200–1,000 ft spacing. Profiles are closely spaced along the most dynamic shoreline segments near the inlets.

Following authorization to proceed with the proposed scope of services:

- 2.1 Using historical and current monitoring data, CSE will complete short- and long-term analysis to identify erosional and accretional trends. This will help to identify areas of recent persistent erosion and accretion and how they compare to long-term trends. Particularly, cycles of erosion associated with the process of “shoal bypass” at inlets. CSE will identify current erosion and accretion rates to help the City plan for future projects.
- 2.2 CSE will work to identify coastal processes and projects that may influence changes to the beach. This includes qualitative and quantitative assessment of coastal processes and their effects on the Isle of Palms.
- 2.3 CSE will evaluate the effects of event-based changes, such as storm effects on the beach, and how they influence erosion and accretion. This will also examine the rise in storm frequency and intensity and how those may impact the island.
- 2.4 CSE will examine the effects of long-term trends such as Sea Level Rise and changes in wave energy.

Task 3.0 Analysis of Alternatives

Task 3 involves evaluating potential shoreline management and erosion mitigation alternatives that meet the City’s future goals based on the results of Tasks 1 and 2. This task will assess the relative feasibility, effectiveness, likelihood of permits, cost, and viability of alternatives to address beach erosion. Analysis will utilize CSE’s experience and knowledge of similar alternatives constructed at the Isle of Palms or in similar areas.

This task includes, but is not limited to:

- 3.1 CSE will identify multiple alternatives that fit the City’s criteria and needs, including but not limited to no-action, beach nourishment only, shoal management, and a variety of stabilization measures, including seawalls, revetments, groins, and breakwaters.
- 3.2 CSE will establish guidelines to analyze alternatives, including past project performance, cost considerations, environmental impacts, possible maintenance requirements, likelihood of permits, and compatibility with existing infrastructure and regulations.
- 3.3 CSE will analyze the advantages and limitations of each beach management strategy, looking at the risks, performance, and adaptability of each.
- 3.4 CSE will attempt to provide examples of alternatives from similar coastal settings and summarize the effectiveness of those strategies.

3.5 CSE will evaluate the effect of possible legislative changes by the state or City on future beach management alternatives.

CSE will provide the City with a clear, objective comparison of various beach management strategies aligned with the City's future goals. The alternatives will be summarized, and recommendations will be made to the City in Task 4.

Task 4.0 Summary of Recommendations

Task 4 involves developing a clear and concise set of recommendations based on the historical review (Task 1), past and current changes to the beach (Task 2), and the evaluation of alternatives (Task 3). The recommendations will be tailored to the City's needs and goals for beach management.

This task includes, but is not limited to:

- 4.1 CSE will identify one or more recommended alternatives based on the analysis completed in Task 3.
- 4.2 CSE will provide a high-level summary of the recommendations and the rationale for why CSE recommends them.
- 4.3 CSE will provide considerations for implementation that impact how the alternative may be constructed or implemented in the future. This includes financial, regulatory, and constructability considerations.
- 4.4 CSE will provide a rationale for why some alternatives are not recommended.
- 4.5 CSE will provide rough cost estimates and possible schedules for alternatives to help the City plan for future projects.
- 4.6 CSE will present the results of the study and recommendations for next steps to City staff, council, or a committee as requested by the City.

The results of task 4 will include a summary of CSE's recommendations and the reasoning for why certain alternatives were or were not recommended.

3.0 FEE SCHEDULE AND BUDGET SUMMARY

CSE will perform the work outlined in Section 2.0 (Tasks 1 through 4, inclusive) within the estimates given in Table A and anticipated direct expenses listed herein. The overall cost of these services will be based on CSE's current fee schedule as follows.

Fee Schedule

[Effective through 31 December 2027]

The fee for CSE's services will be based on the charges listed below. All fee quotations are estimates, and actual fees are based on actual time and expenses incurred by CSE unless otherwise stated in the proposal. All rates are listed in U.S. dollars.

Personnel	Staff Category	Hourly Rate
	Senior Principal	200.00
	Project Engineer (Sr Coastal Engineer)	180.00
	Coastal Engineer/Scientist	175.00
	Sr Technical Associate	150.00
	Technical Staff (CAD)	150.00
	Support Staff (Editorial/Admin)	125.00
	Field/Technical Assistants	100.00

Expert witness services are available at 1.5 times the base billing rates. Such services include trial preparation, depositions, and court appearances (travel excluded). Subconsultant items and direct expenses will be billed at cost.

Fees for engineering services are proposed on a time-and-expense basis, with costs not to exceed the amounts listed in Table A. CSE reserves the right to make no-cost changes in the budgets by task by shifting personnel time if it is advantageous to keep the overall project schedule on track. Labor costs include the professional time to complete the work outlined herein and are based on experience with similar projects and the standard of care required for specialized coastal engineering projects.

Direct expenses will be billed at cost, covering equipment rental, vehicle rental, travel, lodging, meals, laboratory testing, expendable supplies, presentation graphics, overnight shipping, etc. Anticipated reimbursables billed at cost include subconsultant services for controlled aerial orthophotography, cultural resource survey (if required), and geotechnical data collection (shown as allowances). Mileage will be billed at the IRS reimbursement rate (\$0.70 per mile for 2025). Lodging (\$150/day) and meals (\$80/day) are estimated to average \$230 per day per person. Equipment rental for data acquisition includes daily rates for CSE's 24-ft survey vessel (\$1,200/day) with diesel 4-by-4 tow vehicle (\$100/day), RTK-GPS (\$400/day per unit), off-road 4-by-4 vehicle (\$150/day), and

housing/field office rental during construction (\$10,000/month). Computer software licenses are billed at a flat rate of \$2,000 per project for beach nourishment design projects.

An estimate of fees for the various tasks is provided in Table A. Services and fees that are in addition to the scope of services described in this proposal shall require the written authorization of the City and shall be provided as Additional Services in accordance with the Fee Schedule included herein.

TABLE A. Itemized budget for coastal engineering services as outlined herein.

Task #	Task Description	Task Total (\$)
1	Historical Review	6,000
2	Erosion Analysis	4,200
3	Alternatives Analysis	10,200
4	Summary of Recommendations	9,600
Totals – Tasks 1-4		\$30,000

Work will begin upon proposal approval and is expected to be completed within two to three months. Table B summarizes the estimated project schedule.

TABLE B. Estimated project schedule.

Late January 2026	Initiate Project Upon Client Approval
February 2026	Historical Review and Summary of Beach System Trends
March 2026	Evaluation of Alternatives
April 2026	Present Recommendations to the City



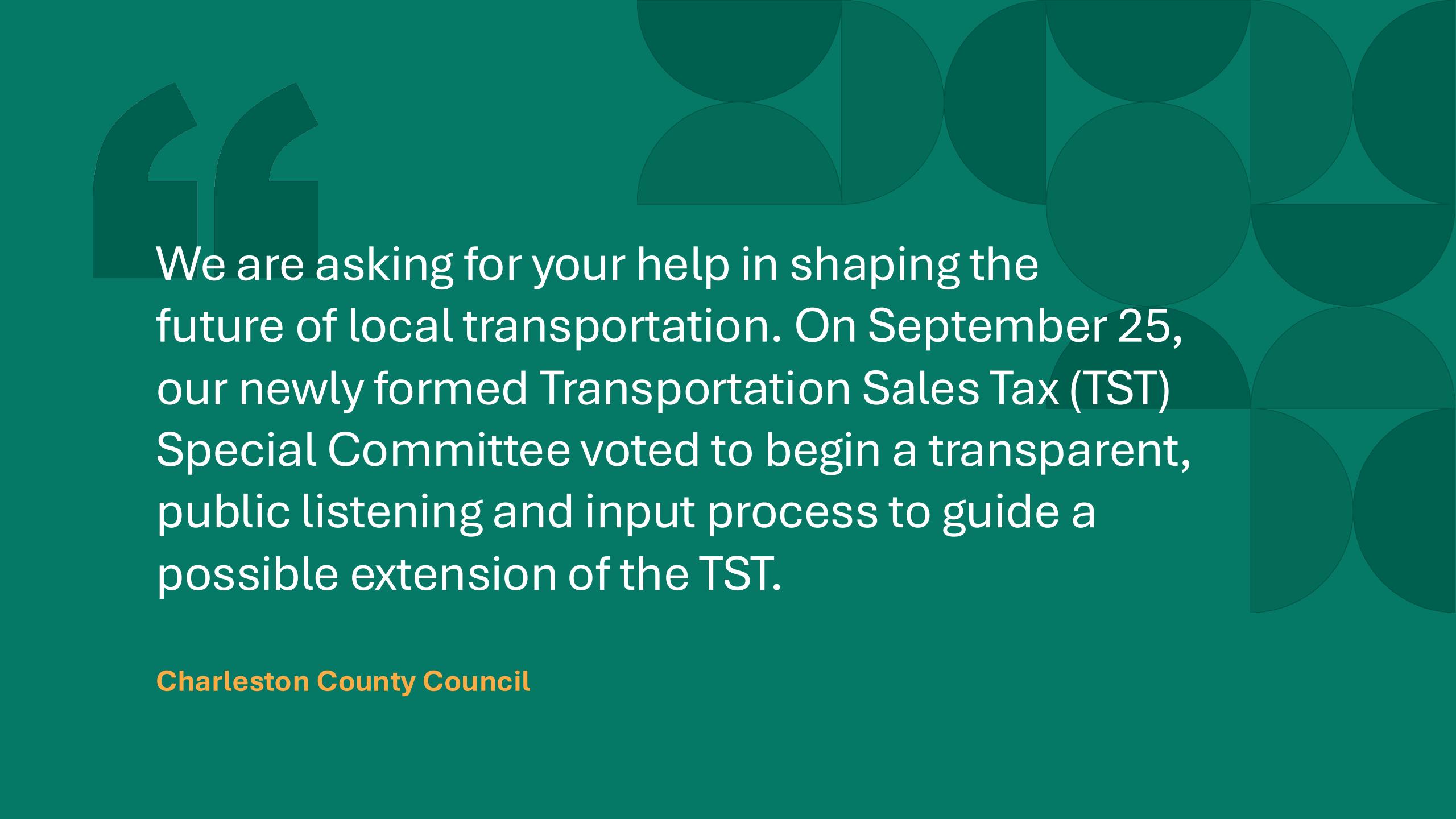
Infrastructure Investment & The Road Ahead

The future is in all our hands.



Over the past 20 years, Charleston County voters have twice approved a half-penny sales tax, leading to **billions of dollars for community infrastructure** investments that are vital to Charleston County.

However, with the current half-cent expiring in 2027, we now stand at a crossroads.



We are asking for your help in shaping the future of local transportation. On September 25, our newly formed Transportation Sales Tax (TST) Special Committee voted to begin a transparent, public listening and input process to guide a possible extension of the TST.

Charleston County Council

The Half-Penny At Work

**\$4.56 billion
committed to
infrastructure
improvements.**



2004 & 2016 Allocations

Greenbelt Program

2016 (10%): \$210,000,000
2004 (17%): \$221,000,000



Infrastructure

2016 (61%): \$1,281,000,000
2004 (65%): \$845,000,000



Public Transit

2016 (29%): \$609,000,000
2004 (18%): \$234,000,000



Infrastructure Investment & The Road Ahead

Charleston County
Transportation
Infrastructure | Greenspace | Transit



\$1.2 Billion In Matching Funds

Previously approved half-cent TSTs will deliver \$3.4 billion for infrastructure, and combined with an additional \$1.2 billion in matching funds, will total \$4.56 billion.

 **\$386 M**
ROAD PROJECT
MATCHING FUNDS

 **\$232 M**
GREENBELT
MATCHING FUNDS

 **\$554.5 M**
PUBLIC TRANSIT
MATCHING FUNDS



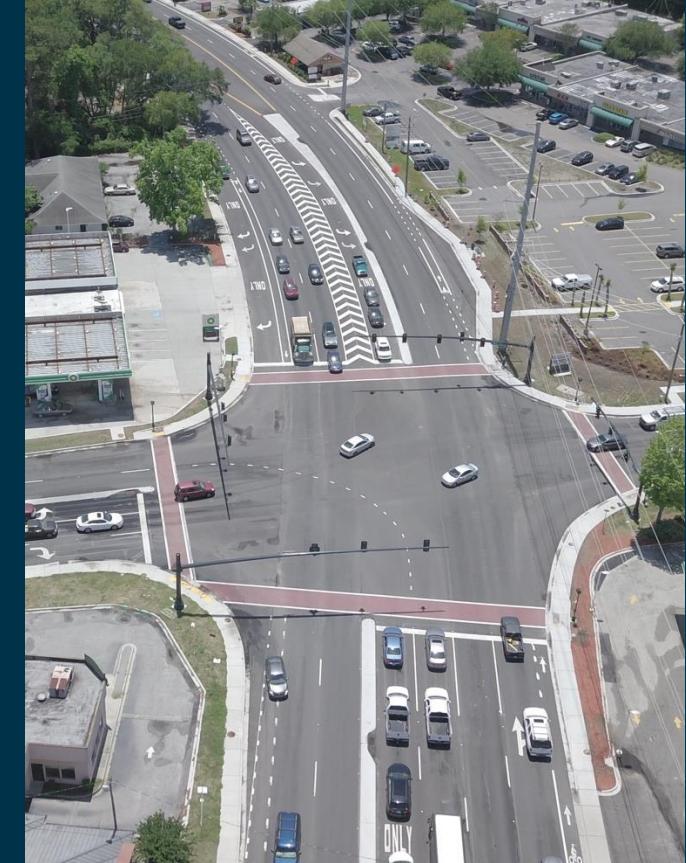


HEADS UP HALF-PENNY FACT

**Nearly 50¢ of every TST
dollar comes from visitors
and other sources outside
of Charleston County.**

Projects The Half-Penny Has Helped Fund

- **895 miles of resurfacing, rural roads, and local paving**
73% better pavement conditions than the state
- **49 miles of bike, pedestrian, and multi-use paths**
- **69 intersections improved**



Folly & Camp Road Intersection



Greenbelt Program



Today, **49%** of Charleston County's total acreage – **more than 284,000 acres** – is protected greenspace.



HEADS UP HALF-PENNY FACT

Charleston's amount of protected greenspace ranks 2nd in the state.

Public Transit

CARTA has made many improvements and advancements.

Bus Fleet Upgrades

+125 vehicles purchased for fixed-route and paratransit, with seven more on the way.

Bus Stop Improvements

146 shelters/benches added and improvements to lighting, digital signage, and bike racks.

Lowcountry Rapid Transit

LCRT is a modern bus rapid transit system that will connect communities, key destinations, and job centers.



20 Years of Data

● **53,751,886**
Service Miles

2004

783,595

226% INCREASE

2024

2,577,980

● **66,720,831**
Passenger Trips

2004

1,038,278

120% INCREASE

2024

2,287,007



The Surging Population

The County's population surge of 33.1% since 2004 demands investments in infrastructure.

333,122 RESIDENTS

2004

443,357 RESIDENTS

2025





HEADS UP HALF-PENNY FACT

**Vehicle registrations
in Charleston County
have increased 41.5%
since 2008.**

The Surging Population

The Charleston County population is projected to increase by more than 42,000 in the next decade.

And, more people means more vehicles.

Referendum Roadmap

Sept 2025

- County Council establishes a Transportation Sales Tax (TST) Special Committee.

Oct 2025

- Listening sessions, stakeholder meetings, and municipal briefings are being held across the County to gather public input on priorities for a potential future TST.

Spring 2026

- County Council's TST Special Committee receives a briefing and begins developing the draft framework for a potential future TST.
- After gathering additional public input on the draft proposal, County Council will determine whether to proceed with pursuing a future TST.

Continuous Public and Stakeholder Education and Engagement. Increased Transparency and Accountability of the TST Program.

Potential Investment Categories

Concept of a Future \$4.25B TST Program

(Authorized by Council Sept. 25, 2025)

Greenbelt Program

- Protective purchases of land
- Creation of public parks, waterway access, greenways, and greenspaces

Bike & Pedestrian

- Continue to close gaps and expand the sidewalk and bicycle network
- Address known safety concerns

Public Transit

- Continue and expand service
- Lowcountry Rapid Transit

Roadways

- Improve pavements
- Rural safety
- Intersection safety
- Bottlenecks such as signal coordination, widenings, intersections, and operational changes



Get Involved

In the coming months, Council will engage the community with openness and transparency **to shape decisions for today and the future.**

1 Fill out our online questionnaire

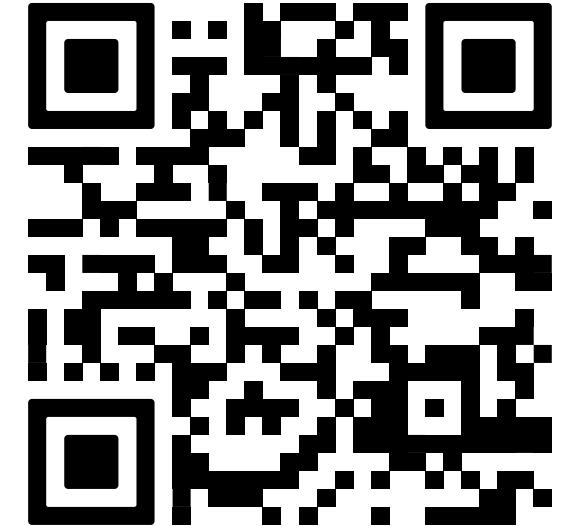
2 Attend meetings & workshops

3 Submit comments & questions
Email us anytime at TST@PublicInput.com

4 Stay informed
Sign up for updates on CharlestonTransportation.com



- 1** What have been the successes and challenges with the existing Transportation Sales Tax program?
- 2** Which of the key investment categories are most important to you and your community?
- 3** Are there any others that should be added?



Scan here for
Questionnaire

Douglas Kerr

From: Douglas Kerr
Sent: Monday, January 12, 2026 5:45 PM
To: Ashley Carroll; Bev Miller; David Cohen; Douglas Kerr; Jimmy Ward; John Bogosian; Katie Miars; Nicole DeNeane; Phillip Pounds; Rusty Streetman; Scott Pierce
Cc: Sean Kuester
Subject: correspondence re: Transportation Sales Tax
Attachments: P040986_RK&K_SC703-PalmBlvdParkingConcept1A_20231026.pdf

Below is correspondence with Charleston County and their consultant regarding the TST funds. The public relations firm that has been presenting to other area's councils is scheduled to present at your February 10th workshop, but they wanted feedback prior to that presentation for the TST Committee discussions last week.

Thanks, Douglas

Douglas Kerr
City Administrator
City of Isle of Palms
P.O. Drawer 508
Isle of Palms, SC 29451
(p) 843-886-6428
(c) 843-666-9326
(f) 843-886-8005

To submit service requests or sign up for city text alerts:

Text “Hello” to **(877) 607-6467**

Connect with IOP!



*** WARNING *** All e-mail correspondence to and from this address may be subject to public disclosure under the South Carolina Freedom of Information Act (FOIA).

From: Douglas Kerr
Sent: Thursday, January 8, 2026 10:50 AM
To: 'Kristen L. Salisbury' <KSalisbury@charlestoncounty.org>; 'ejadams@charlestoncounty.org' <ejadams@charlestoncounty.org>; 'Alexa Schoubert' <alexa.schoubert@chernoffnewman.com>
Cc: Sean Kuester <skuester@iop.net>; Nicole DeNeane <nicoled@iop.net>; Phillip Pounds <ppounds@iop.net>
Subject: RE: Request to Present at Your Upcoming Meeting RE: Transportation Sales Tax

Kristen, Eric, and Alexa- I apologize that this response has not been vetted by full Council and understand that you are preparing for a meeting next Tuesday, but wanted to provide you with an update.

We have scheduled Chernoff Newman representatives to appear before Council on February 10th to present on the TST process and plan to be able to provide more information in the future as that process unfolds.

The Isle of Palms has typically made smaller requests for TST funds. These are projects that the community considers lower cost, but high impact. This would continue to happen annually as long as the TST funds are available.

In addition to these smaller requests, the community has identified a concept for Palm Boulevard that was created through a collaborative effort with SCDOT to improve Palm Boulevard between 21st Avenue and 41st Avenue that would improve intermodal transportation and the public's access to the beach. If funding were to become available through TST funds, I expect that a more impactful project such as this reconfiguration would be embraced.

I have attached a schematic here that shows what this reconfiguration could look like.

Thanks, Douglas

Douglas Kerr
City Administrator
City of Isle of Palms
P.O. Drawer 508
Isle of Palms, SC 29451
(p) 843-886-6428
(c) 843-666-9326
(f) 843-886-8005

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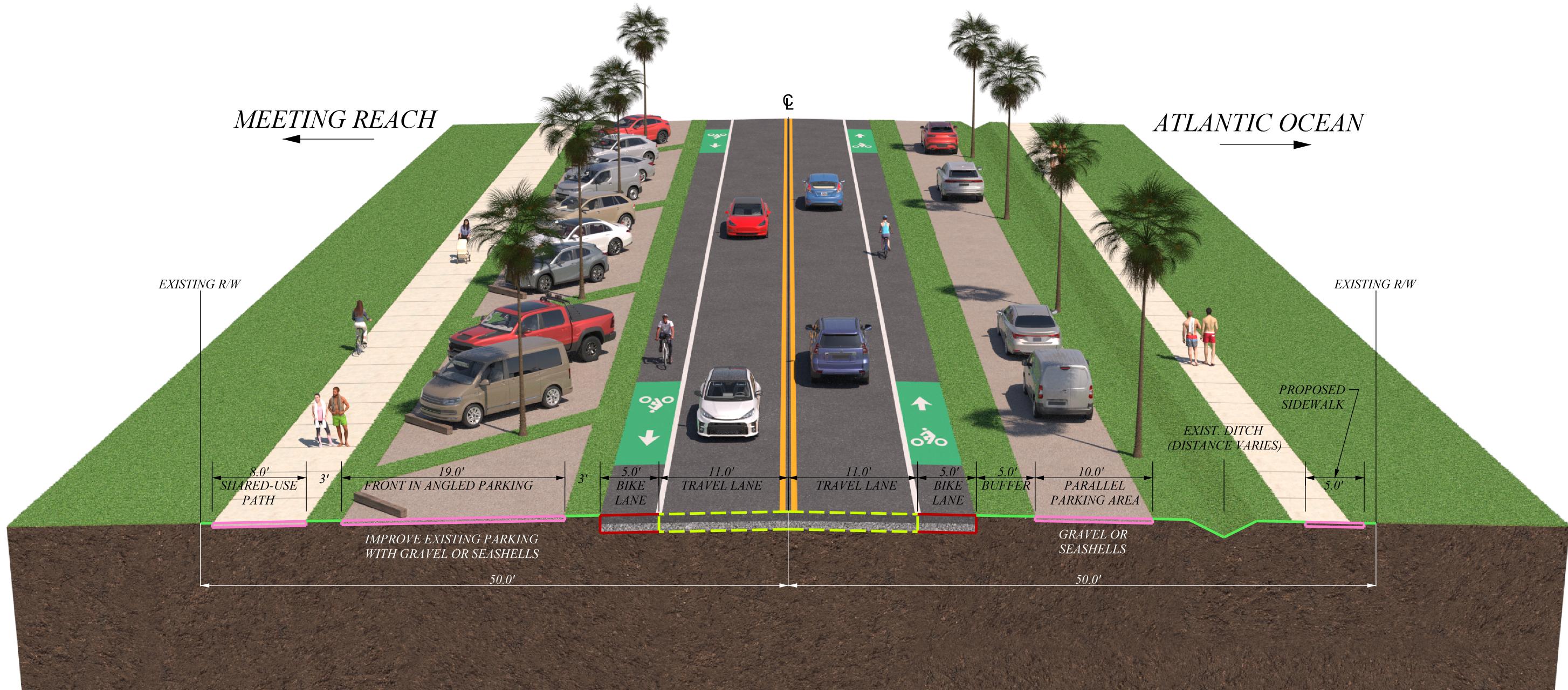
Text **“Hello” to (877) 607-6467**

Connect with IOP!



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CONCEPT 1A



NOTES: 1) PARALLEL ROWS OF EXISTING PALMETTO TREES SIT APPROXIMATELY 25' OFF THE ROADWAY CENTERLINE AND ARE SPACED APPROXIMATELY EVERY 50'.
2) IMPACTS TO DECORATIVE PLANTINGS AND OTHER FEATURES ON OCEAN SIDE.

Sent: Tuesday, January 13, 2026 1:27 PM
To: Phillip Pounds <ppounds@iop.net>; Sean Kuester <skuester@iop.net>
Cc: Alexander E. Owsiaik <AOwsiaik@charlestoncounty.org>
Subject: Project Requests - FY 2027 Transportation Sales Tax (TST) Annual Allocation Program

Alex Owsiaik, P.E.
Capital Programs Manager
Public Works



Phone: 843.202.6155
Fax: 843.202.6152
aowsiaik@charlestoncounty.org
3681 Leeds Avenue
North Charleston, SC 29405

The Honorable Phillip L. Pounds
Mayor, City of Isle of Palms
1207 Palm BLVD
Isle of Palms, SC 29451
Subject: Project Requests - FY 2027 Transportation Sales Tax (TST) Annual Allocation Program

Dear Mayor Pounds:

The Charleston County Public Works staff once again will be preparing lists of resurfacing and new construction projects to be funded under the FY 2027 Annual Allocations portion of the TST program. Prioritizing the resurfacing of existing paved roads will be done utilizing our computerized Pavement Management System which is based on the technical evaluation of the overall condition of each road. This eliminates the need for requests for resurfacing of specific roads. If you should have questions regarding the County's resurfacing program or the Pavement Management System, you may contact County staff at (843) 202-7613.

The annual allocations approved by County Council for projects includes \$4 million for resurfacing, \$2 million for Local Paving (earth road improvements), \$1.375 million for Intersection Improvements, and \$750 thousand for Pedestrian/Bike Enhancement Projects. These allocated amounts are first applied to projects that were previously approved for funding and have carryover needs. Staff has not yet determined the carryover needs for all the current projects. As a result of several projects likely needing carryover funds, and due to the reduced funding available in the Bike/Ped and Intersection categories, we are asking that each entity limit their new project requests for those categories to no more than three (3) projects per funding category..

Beginning in 2009, the Charleston County Council adopted the use of an Objective Evaluation and Prioritization Process for the Allocation projects. This process is used to identify those projects that are most needed and will represent the best utilization of available funds. The benefits attributed to a project are compared to the cost of the project to determine a Project Rating. These Project Ratings are ranked for all projects within each of the above described Allocation Categories. The funding available within each Allocation Category is then applied to the highest ranked projects, with the goal of accomplishing as many projects as possible.

The benefits considered within each Allocation Category vary to reflect the specific type of improvements the category is intended to address, but generally include measures relating to the number of persons served by a project, the average daily traffic on the road, the degree to which the project would address operational and/or safety problems in the area of the project, the technical difficulty of designing and/or constructing the project, whether the project will connect to similar adjacent projects, and the measure of public support for the project.

While all of the above mentioned benefits are important in evaluating the project, **we have found public support to be critical** in the successful completion of this program. We would like to ask that you provide some type of evidence that the project is supported by the citizens it is intended to serve. This could be accomplished by submitting letters of support, petitions, and/or a resolution(s) passed by your city or town council. This information is also important to demonstrate that the residents of the area affected by a project are aware of, and not opposed to, the project.

In order to assist you in preparing a request this year, we have again attached a checklist for Local Paving, Intersection Improvement and Pedestrian/Bike Enhancement Projects containing information we will need to process each of your requested projects.

We are asking that your request(s) for proposed new construction projects be forwarded to us on or before February 13, 2026. We ask that you submit a fully completed checklist for each project requested and include a statement from the governmental entity having jurisdiction accepting perpetual maintenance responsibilities for the project if selected. Please keep our funding limits in mind as you prepare your list of requested projects.

Public Works staff members may contact you for additional information as they complete the processing of the requested projects.

If you have any questions regarding details of the program or if any questions arise in the development of your project requests, please contact me at (843) 202-6155 or aowsiaik@charlestoncounty.org.

Sincerely,

Alex Owsiaik, P.E.

PROJECT CHECKLIST
CHARLESTON COUNTY TRANSPORTATION SALES TAX PROGRAM
FY 2027 ANNUAL ALLOCATIONS PROJECTS

Providing as much of the following information as is known, or is applicable, will assist the Transportation Sales Tax Staff in completing the Objective Evaluation and Prioritization Process for each project requested. The Transportation Sales Tax staff acknowledges that not all requesting entities will have access to every item listed below, but accurate and complete information for as many of the items listed as possible will ensure that the benefits of each project are computed properly when all other projects within each category are evaluated.

GENERAL

Requesting Agency: _____

Project Name: _____ Allocation

Category Requested:

Local Paving

Intersection Improvements

Pedestrian/Bike Enhancement

Description of Project:

Brief explanation of the need for the project:

Project Location (attach map showing location)

Name of Municipality (if applicable): _____

County Council District: _____

Road Name: _____

Second Road Name: _____ (if
Intersection Improvement Project)

Specific Beginning point: _____
(Intersecting street name, specific landmark, distance to closest road, etc.)

Specific Ending point: _____
(Intersecting street name, specific landmark, distance to closest road, etc.)

TECHNICAL PROJECT INFORMATION

For Local Paving Projects-

Number of homes or businesses being served by the project: _____

Average Daily Traffic (VPD) using the road: _____

Does the road serve a school bus route? _____

Does project provide relief to a congested road? _____

Does the project tie to an artery? _____

Does the project tie to a local paved road? _____

Does the project impact significant right of way, known wetlands, grand trees, or
other resources? _____

For Intersection Improvements-

Total number of accidents at this intersection in the last five (5) years: _____

Is the project intended to improve: _____ Safety
_____ Capacity
_____ Access

Does the project impact significant right of way, known wetlands, grand trees, or
other resources? _____

For Pedestrian/Bike Enhancements-

Will the project tie to another similar facility? _____

Total number of accidents at this intersection in the last five (5) years: _____

What type of road will the project serve? _____ Artery
_____ Collector
_____ Neighborhood Street

How many schools are there within the project limits? _____

How many parks are there within the project limits? _____

Is transit present within the project limits? _____

Will the project connect to a Greenbelt? _____

ADDITIONAL PROJECT INFORMATION

If requesting more than one project, the total number of projects being requested: _____

Of the projects being requested, this project ranks as the number _____ priority. (1 being the highest, 2 being the second highest, etc.)

If available, please provide any cost estimates that you may have prepared for the project for:

_____ Design Services
_____ Right of Way Acquisition
_____ Construction

_____ TOTAL

Please attach any documentation of public support for the project you may have. Also, please provide the dates of such documentation of support.

(Letters of support, petition(s), resolution(s) by city or town council, etc.)



Public Safety Committee Meeting
11:00am, Thursday, November 13, 2025
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 Streetman, Anderson, Bogosian

Staff Present: Administrator Kerr, Chief Oliverius, Deputy Chief Thompson

2. Citizen's Comments -- none

3. Approval of Previous Meeting Minutes – October 7, 2025

MOTION: Council Member Streetman made a motion to approve the minutes of the October 7, 2025 meeting. Council Member Anderson seconded the motion. The motion passed unanimously.

4. Presentation – Reggie Chandra, Rhythm Solutions, Adaptive Traffic Systems

Mr. Reggie Chandra of Rhythm Solutions explained “traffic signal optimization” and how it is being employed in Mt. Pleasant. He shared some smart technology options that could be used at the intersection of Palm Boulevard and the Isle of Palms Connector including the adoption of a protected green light. He stated that these options will eliminate the need to have a police officer directing traffic, but it is “not a cure for oversaturation.” Cost sharing of a queue monitor is possible. He estimates the costs at \$70-\$80,000.

Administrator Kerr has spoken with SCDOT and they are in support of adaptive signals. They will allow use of their signal boxes, but they will not help with the cost. He cautioned Committee members that these sorts of systems will not fix capacity problems.

Administrator Kerr suggested an RFQ or RFP to allow City Council to grade the companies and discern a path forward. Council Member Streetman asked Administrator Kerr to do some research into the companies with such offerings and bring that information back to the Committee.

5. Old Business

A. Discussion of changes to the noise ordinance

Committee members agreed that the redline version should continue to Second Reading.

B. Update on scope of future traffic study

Administrator Kerr said he spoke with BCDCOG who suggested the City create a relationship with a traffic engineer much like their relationship with CS&E. He spoke with Jennifer Beall about the matter, and she shared her contract with the City of Charleston with him.

Council Member Anderson said she sees such a relationship with Ms. Beall as an on-call traffic engineering consultant, to be called on when the City has a pertinent issue. She also suggested that Ms. Beall could help effectuate the recommendations of the mobility study.

Administrator Kerr reminded the Committee that professional services do not have to go through the procurement process. He will give her proposal and a not-to-exceed amount to City Council to consider at their January meeting.

C. Update on Breach Inlet signage

Council Member Bogosian said he has received complaints about the sign placement. Chief Oliverius said he has not received any complaints, adding that people may need to take more time to understand the signage. Chief Thompson added that BSOs are in the area to enforce the no swimming ordinance. Public Safety also receives phone calls when people are swimming in the inlet.

D. Update on painting of crosswalks at 43rd and 46th avenues

Administrator Kerr said Asst. Director Asero is speaking with SCDOT about the order in which work needs to be done to have the crosswalks painted. If SCDOT wants the bricks painted first, then it could be another month before the crosswalks are painted.

E. Discussion of Public Safety-related matrix recommendations

Administrator Kerr said staff is still working on prioritizing the recommendations. Many of them are in progress.

5. New Business

A. Discussion of additional speed signs

Deputy Chief Thompson said Chief Cornett is hesitant to add more speed signs in the Forest Trails area. If the City were to add more signs, they can only be added in the areas maintained by the City. He will investigate what areas of Forest Trails are receiving the speeding complaints. Council Member Bogosian prefers to defer the matter for additional signs to the Police Department.

B. Discussion of no passing on Palm Boulevard

Council Member Bogosian said he has received complaints about the passing zone on Palm Boulevard near the Exchange Club. Deputy Chief Thompson said if the City requests No Passing signs for that area, SCDOT will install them. Council Member Bogosian said if the Police Department deems the area unsafe for passing, then they should make the request for the signs.

6. Miscellaneous Business

There will be a drop-in acknowledging Chief Eagle's retirement on December 15.

The Committee will not meet in December unless an issue needing their attention arises.

A brief discussion about staff retention and the wage & compensation study ensued. Council Member Bogosian said the Administration Committee will take up the recommendations when the study is completed.

Council Member Streetman wished Council Member Anderson well as she leaves City Council next month.

7. Adjournment

Council Member Bogosian made a motion to adjourn, and Council Member Anderson seconded the motion. The meeting was adjourned at 12:15pm.

Respectfully submitted,

Nicole DeNeane
City Clerk



**Administration Committee Meeting
1:00pm, Thursday, January 8, 2026
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 Miller, Pierce, and Ward

Staff Present: Administrator Kerr, Deputy Administrator Kuester, HR Officer Ladd

2. Approval of Previous meeting's minutes

MOTION: Council Member Ward made a motion to approve the minutes of the December 2, 2025 meeting. Council Member Pierce seconded the motion. The motion passed unanimously.

Council Member Ward asked it be noted he requested further discussion regarding his effort to recognize long-serving Council members as discussed in the last meeting.

3. Election of Chair and Vice Chair

Council Member Miller nominated Council Member Pierce as Chair of the Administration Committee. Council Member Pierce seconded the motion. All members voted in favor of Council Member Pierce as Chair of the Administration Committee.

Council Member Pierce nominated Council Member Miller as Vice Chair of the Administration Committee. Council Member Miller seconded the motion. All members voted in favor of Council Member Miller as Vice Chair of the Administration Committee.

MOTION: Council Member Pierce made a motion to add a discussion about recognizing long-serving Council members to the agenda. Council Member Miller seconded the motion. The motion passed unanimously.

4. Old Business

A. Discussion of parameters for program to recognize long-term Council members

Council Member Ward said he has been working with Polly Moore on the design of a commemorative pin for long-term Council members. He believes he will have another idea by the February meeting to share with the Committee. He said that he will also share the spreadsheet identifying all 121 Council members since 1953, noting there have only been 11-12 that served for more than 10 years,

Administrator Kerr noted that part of this discussion will include the development of standards for such awards going forward. Council Member Pierce suggested researching similar programs in other municipalities.

B. Update on Wage & Compensation Study

Council Member Pierce would like the verbiage of the discussion to include compensation on future agendas.

Administrator Kerr stated that Evergreen is still awaiting responses from 4 municipalities, some of which are municipalities the City has lost employees to. Staff will be reaching out to those municipalities directly to ask for their participation. He also noted that they have some concerns about the data. HR Officer Ladd wants to make sure they are comparing “apples to apples” and that their recommendations matches the City’s compensation philosophy.

Council Member Pierce asked for the City’s organizational chart. He would like to see the actual compensation (to include base pay, overtime, and benefits). He would also like pay groups split out into each individual. He would also like to see what other municipalities offer as “compensation levers” and have that laid out in a spreadsheet to compare across municipalities.

HR Officer Ladd said that incentive detail was part of the scope of work in the Evergreen study.

Council Member Pierce would like Chief Cornett and Chief Oliverius to attend the February meeting to speak on incentive and retention efforts.

Administrator Kerr said that information received between meetings will be forwarded to Committee members.

5. New Business

Discussion on Code of Ethics and Conduct

Council Member Miller noted that the City’s Code of Conduct for elected officials is not codified, and it is voluntary. She would like to work towards creating a clear policy identifying who the code applies to and a process detailing what happens from the point an ethics complaint is made through any sort of punishment. She will look at how other municipalities handle the matter. Administrator Kerr suggested she speak with the City’s MASC field representative.

Council members Pierce and Ward spoke in support of the idea. Committee members noted that the City’s current Code of Conduct has no procedure, consequences, or independent component.

6. Miscellaneous Business

The next meeting of the Administration Committee will be held on Monday, February 9, 2026 at 1pm.

7. Adjournment

Council Member Ward made a motion to adjourn, and Council Member Mller seconded the motion. The meeting was adjourned at 1:53pm.

Respectfully submitted,

Nicole DeNeane
City Clerk



**Public Services & Facilities Committee Meeting
9:00am, Wednesday, January 14, 2026
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 Miars, Pierce, and Streetman

Staff Present: Administrator Kerr, Deputy Administrator Kuester, Director Pitts, Asst. Director Asero, Director Ferrell

2. Citizen's Comments – none

3. Election of Chair and Vice Chair

Council Member Pierce nominated Council Member Miars as Chair of the Public Services & Facilities Committee. Council Member Miars seconded the nomination. A vote was taken with all in favor of Council Member Miars as Chair of the Public Services & Facilities Committee.

Council Member Miars nominated Council Member Pierce as Vice Chair of the Public Services & Facilities Committee. Council Member Pierce seconded the nomination. A vote was taken with all in favor of Council Member Pierce as Vice Chair of the Public Services & Facilities Committee.

4. Approval of Previous Meeting's Minutes – December 2, 2025

MOTION: Council Member Pierce made a motion to approve the minutes as amended. Council Member Streetman seconded the motion. The motion passed unanimously.

5. Marina Tenant's Comments

MOTION: Council Member Pierce made a motion to discuss the parking lot update at this point in the meeting since Mr. Dave Lorenz was in attendance. Council Member Streetman seconded the motion. The motion passed unanimously.

Committee members discussed the layout agreed upon by the City and the restaurant. Administrator Kerr pointed out that the cost estimates cannot be more accurate without putting the project out to bid. At the time of the meeting, the estimated cost of the project is approximately \$500,000 including \$50,000 in soft costs.

Mr. Lorenz would like the drive lanes to be of impervious asphalt to prevent constant repairs.

Administrator Kerr said there are two scenarios to consider: “One is if you had a goal, if your goal was to leave the impervious surfacing at a net zero change, you would remove all of the existing and the reconfigure that impervious in the circle to have the ring road being out of asphalt and then all of the material in the middle, the parking spaces, being gravel. If you were to want to leave the driving surface and then add impervious surfacing to kind of add that ring road back in, you would be increasing the amount of impervious surfacing and probably triggering some amount of permitting.”

Mr. Lorenz suggested using the restaurant’s overages to fund the project, allowing the restaurant to oversee the parking lot renovation. The restaurant would need to bring the final design back to the Council for final approval. Such a change in responsibility would be a component of the changes to the lease agreement.

MOTION: Council Member Pierce made a motion to “go forward with the design we talked about, which is to pull up the asphalt, make the ring, try to, with the objective of going neutral on the impervious surfacing, and to have Mr. Cline put together a specification to give to Dave, and for us to take this up to Council and consider up to \$500,000 with the hope of saving \$50,000 on the engineering” and to move forward with the redesign of the Marina parking lot and to redo the lease to reflect the new design and get the City access to the public dock.

Administrator Kerr said, “I think you would want to recommend is recommend to Council that the City spend up to \$500,000 in exchange and to initiate the process of amending the leases.”

Mr. Lorenz will use the approved design to secure pricing.

MOTION: **Council Member Pierce made a motion to amend his motion to recommend to City Council to authorize up to \$500,000 to reconfigure the marina lot and to amend the leases to reflect the new design. Council Member Streetman seconded the motion. The motion passed unanimously.**

6. **Presentations** – none

7. **Old Business**

B. Update on Waterway Boulevard Project

Council Member Miars asked if the Waterway Boulevard Multi-Use Path could turn up into the buffer when complete. Administrator Kerr said there is a requirement for a vegetative buffer, so he would need to speak to the Zoning Administrator about the matter. He also said there is a lot of infrastructure in that area which could limit the materials that can be used there. He will report back his findings to the Committee.

Administrator Kerr reported that since City Council awarded the contract for the project to the Bastian Group, Quality Enterprises is making plans to appeal the award. The window for that appeal closes on January 21. A Notice to Proceed will not be issued until the appeal window closes. If an appeal is filed, the matter will come before City Council. He is seeking legal advice and will update Council at their January 29 meeting. In the meantime, the Bastian Group will work on their submittals to Thomas & Hutton.

C. Update on beach projects

Council Member Pierce requests that Mr. Traynum update City Council on the situation with US Fish & Wildlife and the status of the permits. He would also like a “steady forecast on the project status” and more frequent updates to the public.

Administrator Kerr said staff will do their best to provide updates, but details of the project change daily. It is a very fluid situation. The best the City can provide are date ranges.

D. Update on MOU with Wild Dunes Community Association

Administrator Kerr reviewed the slides regarding the cost sharing scenarios for the upcoming beach renourishment project that were discussed with City Council at January 13th’s Special City Council meeting. He said that establishing cost sharing is the key part of the MOU.

Council Member Pierce would like verification on the legality of spending public monies in private spaces. Council Member Miars suggested using percentage in the MOU. Administrator Kerr agreed but added that there will be a cap on what the City will spend.

At their January 29 meeting, City Council will review the alternatives proposals. He reminded the Committee that there is a \$4 million placeholder for hard structures in the FY26 budget. He said it is appropriate to talk with WDCA about cost sharing such improvements.

Before work can begin on hard structures, Administrator Kerr said the MOU for the upcoming project needs to be in place, and the City needs to determine if there is a long-term cost benefit of adding a hard structure to stretch out the renourishment cadence.

Council Member Pierce would like the City to make a formal request to the State and to County Council for \$20 million.

Administrator Kerr stated that the path for those sorts of requests is via SCPRT, and the City has requested \$5.2 million. There is currently not another means by which to make such a request since earmarks are not permitted. However, the State legislature is reconsidering the earmark matter.

MOTION: Council Member Miars made a motion to recommend cost sharing scenario 5 to City Council. Council Member Streetman seconded the motion. The motion passed unanimously.

The cost sharing discussion will be on the February workshop agenda.

8. New Business -- none

9. Miscellaneous Business

The next regular meeting of the Public Services & Facilities Committee will be Monday, February 9, 2026 at 9am. Discussion of the draft MOU will be on the agenda.

10. Adjournment

Council Member Miars made a motion to adjourn and Council Member Streetman seconded the motion. The meeting was adjourned at 10:30am.

Respectfully submitted,

Nicole DeNeane

City Clerk



**BOARD OF ZONING APPEALS
4:00pm, Tuesday, January 6, 2026
1207 Palm Boulevard, Isle of Palms, SC**

MINUTES

1. Call to order

Present: Glenn Thornburg, Susie Wheeler, Bob Miller, Zoning Administrator Hart
Absent: Ellen Gower

2. Election of Chair and Vice Chair

MOTION: Mr. Thornburg made a motion to postpone the election of Chair and Vice Chair until the next meeting. Ms. Wheeler seconded the motion. The motion passed unanimously.

3. Approval of Previous Meeting's Minutes

Ms. Wheeler noted that the minutes should be corrected to indicate she was absent from the November meeting.

MOTION: Mr. Miller made a motion to approve the minutes of the November 5 2025 meeting as amended, and Ms. Wheeler seconded the motion. The minutes passed unanimously.

4. Swearing in of applicants

Mr. Thornburg swore in the applicants.

5. Special Exceptions

A. 29 25th Avenue

Zoning Administrator Hart said, "The applicant is requesting a special exception to allow the establishment of a drone and photography business in the home. The applicant has indicated that there will be no business-related traffic coming to the house and no work at the home other than office work. He has indicated that there will be no exterior evidence of a business and no employees."

Mr. John Cottingham, the applicant, said there will be no exterior signage on his house or car indicating the presence of a business.

MOTION: Mr. Thornburg made a motion to approve, and Mr. Miller seconded the motion. The motion passed unanimously.

Discussion ensued between Mr. Cottingham and Board members about the potential safety concerns surrounding the posting of personal information such as an applicant's email address that has led to attempts to scam applicants.

6. Miscellaneous

Mr. Thornburg asked for an update about the status of the golf cart rental business on Palm Boulevard that has visible signage advertising a business. Zoning Administrator Hart said she would determine whether or not this is a special exception approved by the Board and whether or not he is permitted to have the signage.

7. Adjournment

Ms. Wheeler made a motion to adjourn, and Mr. Miller seconded the motion. The meeting was adjourned at approximately 4:12pm.

Respectfully submitted,

Nicole DeNeane
City Clerk



Planning Commission Meeting
4:00pm, Wednesday, January 14, 2026
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, Tim Ahmety, Ron Denton, Jeffrey Rubin, Rich Steinert, Bill Laughlin

Absent: Sandy Stone

Staff present: Administrator Kerr

Mr. Laughlin introduced himself to the Commissioners.

2. Election of Chair and Vice Chair

Ms. Nagelski nominated Mr. Denton as Chair of the Planning Commission. Mr. Laughlin seconded the nomination. A vote was taken with all in favor of Mr. Denton as Chair of the Planning Commission.

Mr. Denton nominated Ms. Nagelski as Vice Chair of the Planning Commission. Mr. Rubin seconded the nomination.

Ms. Nagelski nominated Mr. Ahmety as Vice Chair of the Planning Commission. Mr. Steinert seconded the nomination. Mr. Ahmety declined the nomination.

A vote was taken with all in favor Ms. Nagelski as Vice Chair of the Planning Commission.

3. Approval of minutes

MOTION: Mr. Denton made a motion to approve the minutes of the December 10, 2025 meeting. Mr. Rubin seconded the motion. The minutes were approved unanimously.

3. New Business -- none

4. Old Business

A. Discussion of proposed lighting ordinance

Administrator Kerr said the Environmental Advisory Committee's "slimmed down" version of the proposed lighting ordinance was attached to the agenda. This ordinance is aimed at new and

existing residential homes that would require lighting be shielded around natural areas and any outdoor lighting not shine onto neighboring properties. A separate technical document of best practices will be prepared and handed out during the permitting process.

Mr. Rubin suggested removing “for safety purposes” at the end of subsection A in the new unnumbered section of the ordinance. He believes this will cover the enforcement of Federal safety regulations regarding docks. Administrator Kerr said the City cannot become an enforcement agency for the Federal government.

Mr. Ahmety supported the removal of those words from the ordinance.

Commissioners offered some wording changes to the ordinance for clarity and suggested adding LED to the lighting definitions.

MOTION: Mr. Laughlin made a motion to recommend the ordinance as amended to City Council for consideration. Mr. Rubin seconded the motion. The motion passed unanimously.

B. Review of Recommendations Matrix

Commissioners reviewed the current status of the recommendations assigned to the Planning Commission. A review of the tree ordinance will be on the February agenda. Administrator Kerr will send the ordinance ahead of the meeting.

Mr. Rubin suggested putting something in the local papers requesting photos and materials for a commemorative exhibit. Administrator Kerr said he would have the PIO create a Facebook post about this effort, requesting materials be emailed to him. This recommendation will be changed to green/underway on the matrix.

5. Miscellaneous

The next meeting of the Planning Commission will be Wednesday, February 11, 2026 at 4:00pm.

6. Adjournment

Mr. Rubin made a motion to adjourn, and Ms. Nagelski seconded the motion. The meeting was adjourned at approximately 5:03pm.

Respectfully submitted,

Nicole DeNeane
City Clerk



ACCOMMODATIONS TAX ADVISORY COMMITTEE

10:00am, Wednesday, November 12, 2025

1207 Palm Boulevard, Isle of Palms, SC

MINUTES

1. Call to order

Present: Rebecca Kovalich, Park Williams, Barb Bergwerf, Chrissy Lorenz, Margaret Miller, Rod Turnage, Mike Boykin (via Zoom)

Staff Present: Administrator Kerr, Director Hamilton

2. Approval of previous meeting's minutes – October 8, 2025

Ms. Bergwerf made a motion to approve the minutes of the October 8, 2025 meeting, and Ms. Miller seconded the motion. The motion passed unanimously.

3. Financial Statements

Director Hamilton said the fund balance is up 40% over last year. The first quarter State ATAX payment was up 4% over last year. Investments have earned \$76,000 in interest. Year-to-date expenses include some capital purchases for the police department and the walkability study.

4. Old Business

a. Discussion with CVB – FY25 Results

Chris Campbell, Cat Dority, Amy Calhoun, and Laurie Smith of the CVB along with Adam Olejarczyk of Blue Eyed Marketing presented the efforts and results of marketing campaigns for FY25. That presentation is attached to these minutes.

The average daily rate for short-term rentals increased 6.4%. Rental revenues are back up to FY23 levels. The increase in bookings was attributed to established contracts and relationships, attendance at combined tradeshows, and an increase in travel agents.

b. Discussion with Kathryn Basha of BCDCOG -- overview of the Mobility Study, discuss feedback from the Open House/survey, and gather input from Committee members

Kathryn Basha of BCDCOG reported that a field inventory has been completed and mapped. Staff is currently compiling the results and comments from the 463 completed surveys. 80% of respondents were residents and or property owners.

At the Open House, she gathered information on gaps in safety measures. People expressed the need for protected bike lanes and more signage. Staff will compile a list of suggested improvements and their estimated costs.

Ms. Kovalich expressed concern about bicyclists' safety in the area around The Boathouse as drivers enter the island.

Mr. Williams hopes the Committee can help visually enhance any improvements to create a "softer visitor experience."

c. Discussion of future beautification projects

No discussion.

5. New Business -- none

6. Miscellaneous Business

City Clerk DeNeane will prepare and distribute a draft meeting schedule for 2026.

7. Adjournment

Ms. Bergwerf made a motion to adjourn, and Mr. Turnage seconded the motion. The meeting was adjourned at 10:48am.

Respectfully submitted,

Nicole DeNeane
City Clerk



ENVIRONMENTAL ADVISORY COMMITTEE

4:00pm, Thursday, January 8, 2026

1207 Palm Boulevard, Isle of Palms, SC

and broadcasted live on YouTube: <https://www.youtube.com/user/cityofisleofpalms>

MINUTES

1. Call to order

Present: Laura Lovins, Cindy Marrs, Sean Popson, Todd Murphy, Eric Cicora, Britton Foy, Susan Smith, Charlotte Webster

Staff Present: Administrator Kerr, Deputy Admin. Kuester

Absent: Council Member Miars

New members, Susan Smith, Britton Foy, and Charlotte Webster introduced themselves to the rest of the Committee.

2. Election of Chair and Vice Chair

Mr. Cicora nominated Laura Lovins as Chair of the Environmental Advisory Committee. Ms. Smith seconded the motion. A vote was taken with all in favor of Ms. Lovins as Chair of the Environmental Advisory Committee.

Ms. Lovins nominated Todd Murphy as Vice Chair of the Environmental Advisory Committee. Mr. Cicora seconded the motion. A vote was taken with all in favor of Mr. Murphy as Vice Chair of the Environmental Advisory Committee.

3. Approval of previous meeting's minutes

MOTION: Ms. Popson made a motion to approve the minutes of the December 11 meeting, and Ms. Marrs seconded the motion. The motion passed unanimously.

3. Citizen's Comments -- none

4. Presentation – none

5. Old Business

A. Review of Water Quality Testing Results Wrap-Up

Ms. Lovins referenced some typographical errors to be changed in the document. After some discussion, she will add in specific metrics related to the levels of dog E. Coli found in the water. She will also prepare a write up and call to action for the island's newspapers.

Administrator Kerr said the staff will add a brief post in the City's newsletter directing readers to the test results on the Environmental Advisory Committee's page on the City's website.

B. Discussion of implementation of SC Aquarium projects

A lengthy discussion ensued as to whether or not posting flooding lines and or flood markers on the island would be helpful. Administrator Kerr pointed out that the City has spent over \$10 million to protect the back of the island from tidal flooding. He's not sure there is a prominent public place on the island where significant flooding will still occur. Remaining flooding locations around the island are slated for mitigation in the near future.

Mr. Murphy wondered if homeowners may want such markers near their homes, concerned it may affect home values or the resale of a home.

Administrator Kerr suggested asking the SC Aquarium if they would be interested in tracking rain-generated ponding at the beach accesses. He also agreed that having the Hugo line at City Hall and the Recreation Center would be helpful. Ms. Lovins will reach out to the SC Aquarium for feedback and the matter will be discussed at the February meeting.

6. New Business

A. Organization of EAC-related matrix activities

Committee members discussed how best to work through the EAC-related matrix activities. Mr. Cicora sent a link to a shared Google doc for members to review. Ms. Lovins suggested smaller subcommittees be formed to continue this work outside of the meeting.

Mr. Cicora noted that much of the current list includes activities related to the Hurricane & Resilience Expo in February. He also noted the crossover between those activities and the IOP Path document being compiled by Ms. Marrs and Mr. Murphy.

Ms. Lovins will speak to her husband, who has event planning experience, about preparing a proposal for the Committee to consider in their preparations for the Hurricane & Resilience Expo. She suggested Committee members assign themselves to some of the items in the matrix.

B. Discussion of trip to the new water & sewer plant

Ms. Lovins said the Water & Sewer Commission has invited the Committee to tour the new Water & Sewer Plant. She shared available dates and times. Administrator Kerr noted that Committee members must attend in groups of three or less because there cannot be a public meeting at the plant. Committee members will email Ms. Lovins their first and second choices for tour times, and she will set up the tours.

C. Discussion of EAC 2025 Accomplishments

Ms. Lovins will send individual emails to Committee members requesting their feedback regarding the list of EAC 2025 Accomplishments.

7. Miscellaneous Business

The next meeting of the Environmental Advisory Committee is scheduled for Thursday, February 12, 2026 at 4pm.

8. Adjournment

The meeting was adjourned at 5:28pm.

Respectfully submitted,

Nicole DeNeane

City Clerk