



Public Services & Facilities Committee

9:00 a.m., Tuesday, September 1, 2025

1207 Palm Boulevard

City Hall Council Chambers

Public Comment:

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

<https://www.iop.net/public-comment-form>

Agenda

1. **Call to order** and acknowledgment that the press and the public have been duly notified of the meeting in accordance with the Freedom of Information Act.
2. **Citizens' Comments** – All comments have a time limit of three (3) minutes.
3. **Approval of previous meeting's minutes** – August 12, 2025
4. **Marina Tenants' Comments**
5. **Presentations – none**
6. **Old Business**
 - a. Discussion of next steps regarding the marina parking lot
 - b. Update on USTA grant
 - c. Update on Waterway Boulevard project
 - d. Update on beach projects
 - e. Discussion of Office 365 Migration
 - e. Discussion of Public Services & Facilities-related matrix recommendations
7. **New Business**
 - a. Discussion of memorial for Malcolm Burgis Plaza
8. **Miscellaneous Business**

Next meeting date: Tuesday, October 7, 2025 at 9:00am
9. **Adjournment**



**Public Services & Facilities Committee Meeting
9:00am, Tuesday, August 12, 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 Pierce and Miars

Absent: Council Member Hahn

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

2. Citizen's Comments -- none

3. Approval of Previous Meeting's Minutes – July 8, 2025

MOTION: Council Member Pierce made a motion to approve the minutes of the June 3, 2025 meeting. Council Member Miars seconded the motion. The motion passed unanimously.

MOTION: Council Member Pierce made a motion to reorder the agenda and move up the discussion regarding the interpretive sign project. Council Member Miars seconded the motion. The motion passed unanimously.

4. Marina Tenants' Comments -- none

5. New Business

A. Consideration of interpretive sign at the City Marina dock

Susan Smith and Laura Lovins shared details of the sign designer and sign manufacturer with the Committee. They have secured financial support for the project from the marina and Eco Tours. Islander 71 has said the proceeds from their oyster roast benefit on November 1 will go to the project. Adding all these projected proceeds together, Ms. Lovins and Ms. Smith believe they will only need to ask the City for \$3-\$7,000 in ATAX funds to cover the remaining costs.

Ms. Lovins noted that the price given by the sign manufacturer is only good until September 8, so the matter will need to be voted on by City Council at their August meeting. Upon receiving Council approval, they anticipate a November/December installation.

Administrator Kerr said that City Council will need to authorize sign placement on City property as well as the funds needed to support the project. He suggested authorizing up to \$11,000 since the funds from Islander 71 will not be available until after their benefit.

Council Member Pierce asked for pictures of how and where the signs will be installed to be presented at the City Council meeting.

MOTION: Council Member Miars made a motion to recommend to City Council the use of the public dock for the interpretive signs and up to \$11,000 to financially support the project. Council Member Pierce seconded the motion. The motion passed unanimously.

6. Old Business

A. Discussion of additional cost information regarding EV charging stations

Westy Westmoreland of Dominion Energy shared two potential locations for EV charging stations: one adjacent to City Hall close to the Public Works building and another in the Marina parking lot. He noted that paid parking at the Marina could prove to be a complication for the charging stations. Administrator Kerr agreed that the spaces near City Hall would be the easiest to maintain for now.

Council Member Pierce asked Mr. Westmoreland to provide a condensed summary of usage and costs related to the space near City Hall and give a more refined presentation at the City Council workshop in September.

B. Update on Waterway Boulevard project and discussion of cost projections

Administrator Kerr reported that Thomas & Hutton is updating the project costs through all the phases, but they need the bids for Phase 1 to complete the update. Those bids are due in two weeks. He anticipates the matter to be considered at the August 26 Council meeting. Further discussion of the future phases will be discussed at the September workshop.

All of the releases have been signed. However, Wild Dunes has added another property to the project, and staff is working on securing that release.

Administrator Kerr reported that the City still has not received the easements from Wild Dunes to cross the golf course. He anticipates receiving draft language of that today. The easements are needed to file the environmental permits.

Council Member Pierce expressed concern about going into Phase 1 of the project without having what is needed to work on Phase 2. Administrator Kerr said he has a workflow chart of the project he can share. He hopes to have all of Phase 1 and Phase 2 work done in FY26, after which the City can apply for the grant reimbursement.

Administrator Kerr said he hopes to have all the information he needs for Phase 1 by the City Council meeting on August 26. He is investigating whether or not the grant deadline can be extended. If not, work will need to be accelerated.

C. Update on beach projects

Administrator Kerr reported that Mr. Traynum and CS&E have completed the semi-annual survey of the beach. The report will be available in a few months. He is using the data collected

to finalize the permit application. Mr. Traynum will be at the August Council meeting to review the assumptions in the application.

He also reported that the sandbags at the area of the recent shoal management project are exposed. City Council will be asked if they want to fund emergency work at the August Council meeting.

Administrator Kerr said the berm created at the southern end of the island has been “significantly impacted” by recent tides. He said properties in that area are not currently in a position to qualify for emergency sand scraping yet. They are checking to see if they can move sand from other areas to help.

Council Member Miars: Have we talked with Wild Dunes about if we have to go do more emergency work up there, are we doing any sort of cost sharing?

Administrator Kerr: Have not had that conversation but certainly can. They have never, the Community Association, has never participated in emergency work, we could certainly ask, but that would be outside of their normal practice.

Council Member Miars: I mean, because we have never asked them to, or because they refused to?

Administrator Kerr: No, I don’t know that we have historically, it was always the property owners themselves that did that work and this cycle, that shifted to the city, but I do not think they have ever been asked to participate. We certainly could ask if they would have a willingness to do that.

Council Member Miars: I feel like with all these, all of our bid estimates and our going out into the future money spending, we are spending on just emergency work, I feel like we are getting to the cost of a full project. It is almost like well, it is emergency work, so we will just do it. It has almost become foreseeable emergency work.

Council Member Pierce: We have been talking around what the arrangements are. And I think for the whole island and for all of it, I’ll just put it out there. I have been working with Douglas to try to keep these estimates kind of current, and even the big renourishment now looks like the sand cost is going up from \$12.50 to \$15, I think it was a conservative estimate from what Steve was saying. Which then brings our, if we are staying on a path of the same volume, our cost now is approaching over \$31 million for the whole renourishment project based on what we were talking about submitting. That number is a daunting number for all of us, and I don’t think we’ve got, you know, that is a \$4 million increase from what we just budgeted which was a \$5 million increase from what we initially thought. So it is what it is. I just think we have got to talk about how are we going to fund this. I think we better keep Wild Dunes very, very in tune with where our costs are going if we are going to do some kind of a cost-sharing arrangement. I shared with Douglas yesterday, we have got, I think over the last few fiscal years, aside from the grants, we have spent about \$6 million on our beach renourishment efforts, and that includes accesses paths, design and sand placement. But it looks like, again very initial my take of it, only \$0.50 of our

spending is actually ending up on the beach, and I think that needs to be vetted by Debra and others to make sure that that is correct. But summarizing all of this is we have got a lot of money coming into our fund, but we don't have a lot of money available to fund these large beach renourishments. And in order to do this, what we are looking at, we are on our own. We are going to have to deplete our reserves or go into funds that we just, I don't know that we have got the money. I think we have got to get this solved as to who is going to pay for what, and are we going to be able to find other sources of funding that are sustainable to either keep doing this or are we going to have to look at options of either pulling back on the projects. I am also not a fan of putting tens of millions of dollars on the beach just have it wash out. That doesn't seem like a good plan. So I think we are looking back to the assessment that Steve is doing, in a long-winded explanation here, but I think we have got to look at options on how are we going to, or can we retain that sand somehow. I know we are looking at potential groins in certain areas, which is not a popular solution. Or cost sharing with the residents or cost sharing with other places. We are not going to be able to do this alone, in my opinion. We have got to get to it.

Council Member Miars: I feel like every time we have a meeting, it is like we are just going to spend another couple hundred thousand dollars here, a hundred thousand dollars there. These are adding up. I have looked at the numbers enough to see that this, we can't keep doing this probably more than one more cycle without getting help from somewhere. I think, especially up in the Wild Dunes area, it is not a public beach, so we've got to get Wild Dunes on board with helping with this. The fact that we have just been paying for all of the engineering and the -

Council Member Pierce: Soft costs.

Council Member Miars: We need to get a real cost sharing, and I am feeling like a broken record, a percentage and get an agreement. It is not fair to the City. It is not fair to Wild Dunes for us to just be in this like oh well we will come up with a number and then hopefully we will be able to find a way to split it. We are talking about really, really big amounts of money here. I am very uncomfortable the way we are going about this. It is just like oh well, hopefully it will all work out."

Council Member Pierce: I think it would be great to get Andrew to the table, the new association head, and have some just very open, transparent conversations about hey, here is where we are, here is what is fair, and try to figure out a way that we can all fund this. But aside from all of that, these numbers are becoming so large that it would require almost all of our ATAX money or whatever to fund beach renourishments. And even if we do get through this next one, we have got no backstop for the next one. And we have got not sustainable, all of our other peer communities are either working with the Army Corps, they have got funding sources they put in decades ago. They have got a sustainable plan to try to address these. And I think we are sitting here kind of naked on it right now. We have got that 1% that goes in, but as we are looking at it, that 1% gets cut in half with all the pre-design work and all of our other projects. It is not keeping up with what the requirements are. Great source, but it is not keeping up anymore."

Administrator Kerr: Your kind of comment about the sources not being sustainable, we can never get the State to say 'we're in for the long haul, so it is a problem and a challenge.

Council Member Pierce: We are what? 18 months away from deploying, and we don't really have a good solid plan.

D. Discussion of updated marina parking lot plan and related paving costs

Administrator Kerr referred to Matt Cline's Q2 plan for the marina parking lot. The tenants are in favor of this version. The price to pave the lot with asphalt will be approximately \$350,000. Prices will decrease if recycled asphalt is used. Prices will increase if drainage and curbing are added to the plan.

Administrator Kerr said he is in preliminary discussions with the restaurant about the cost-sharing aspect of the project. The plan will be presented to City Council to see if they wish to move forward with this option. He noted that no environmental permitting will be needed if the gravel is left in the lot.

Council members Miars and Pierce said the resident parking spaces near the dock must be part of the plan.

MOTION: Council Member Pierce made a motion to recommend version Q2 of the marina parking lot plan to City Council for their consideration. Council Member Miars seconded the motion. The motion passed unanimously.

7. New Business

A. Consideration of EAC recommendation to ban Glyphosate on city-owned properties

Administrator Kerr shared the background of this initiative brought up through the Environmental Advisory Committee. The Public Works department does not use or sparingly uses glyphosate products on City properties. Asst. Director Asero is supportive of this proposal. He spoke to the City contractors about using non-glyphosate products, which they agreed was possible.

Administrator Kerr said Wild Dunes will not stop using glyphosate. A one-sentence addition to City code is all that is needed to enact this change. Mr. Todd Murphy of the Environmental Advisory Committee said the City will lead by example and educate the public on the matter.

MOTION: Council Member Pierce made a motion to approve and recommend the matter to City Council for consideration. Council Member Miars seconded the motion. The motion passed unanimously.

B. Consideration of EAC recommendation to enact an outdoor lighting ordinance

Mr. Todd Murphy of the Environmental Advisory Committee spoke about light pollution and the need to reduce it on the island. He shared details about the City of Folly Beach's lighting ordinance and said it would be a lot to put in place and monitor. He pointed out that this proposed ordinance focuses on residential properties, asking residents to not shine lights onto other properties, to not shine lights outward, to not shine lights in natural areas, and addresses Kelvin ratings.

MOTION: Council Member Miars made a motion to approve the ordinance and recommend it to City Council for consideration. Council Member Pierce seconded the motion. The motion passed unanimously.

Administrator Kerr said the lighting ordinance and the glyphosate change will be added to the September City Council workshop for discussion.

C. Discussion of USTA tennis court grant requirement

Director Ferrell said she has found a USTA grant to help pay for the repair of the tennis courts. However, the grant stipulates that the courts must be designated for tennis only. The two courts at the Recreation Center are currently multipurpose courts.

Council Member Miars asked if the grant could be used for just one of the courts. Director Ferrell will look into the matter further.

D. Discussion of Public Services & Facilities-related matrix recommendations

Administrator Kerr provided updates on the status of some of the recommendations. Council Member Miars expressed concern about the lack of a stop bar painted at the intersection of 41st Avenue and Forest Trails and the vegetation growth at some intersections. Administrator Kerr said staff does regularly look at intersections for overgrowth, but will ask them to look at those mentioned by Council Member Miars.

Administrator Kerr and Director Pitts said the City cannot paint a stop bar at the intersection without permission of SCDOT. The City has paused its request to paint a stop bar until data about the effectiveness of the sign can be determined. The sign was placed there in 2021 and was meant to be temporary. The Public Safety Committee has requested traffic stop data from that intersection before requesting SCDOT paint a stop bar. Council Member Miars said it is irresponsible of the City to have a stop sign there without a stop bar. She believes painting a stop bar at the intersection is an urgent need.

8. Miscellaneous Business

The next regular meeting of the Public Services & Facilities Committee will be Tuesday, September 2, 2025 at 9am.

9. Adjournment

Council Member Miars made a motion to adjourn and Council Member Pierce seconded the motion. The meeting was adjourned at 10:31am.

Respectfully submitted,
Nicole DeNeane
City Clerk