



SPECIAL CITY COUNCIL MEETING -- WORKSHOP

5:00pm, Tuesday, June 10, 2025

City Hall Council Chambers

1207 Palm Boulevard, Isle of Palms, SC

MINUTES

1. Call to Order

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

Staff Present: Administrator Kerr, various department heads

2. Citizens' Comments – none

3. Special Presentations

A. Update on Beach Projects – Steven Traynum

Mr. Traynum said over 117,000 cubic yards of sand were moved from the shoal onto the beach at Beachwood East and Ocean Club. Sandbags remain in place. He said that two more phases of the project are allowed with the current permit. Additional sand can be moved in the fall if the conditions warrant it. There is a 60' berm of dry sand as of today. The shoal should attach to the beach in the next 6 months. There are approximately 600,000 cubic yards of sand in the shoal.

He said, "The hot spot would be that area, the west end of Beachwood and then the Ocean Club area which will start to accrete as this sand is attaching. It's starting to spread to the north, and I would anticipate we will start to see some accretion close to the shoal, and then over maybe the next 12 months, that should start to work its way far enough north to the Ocean Club type area. So we may have some period over the next 6-12 months where we'd have additional erosion. It was very stable before the project. We've seen a little bit of erosion since then, and that's one of the reasons we didn't put as much sand there because it wasn't eroding near as fast as the Beachwood area was. "

Mr. Traynum reported that all of the work on the USACE project has been focused south of 3rd Avenue to date. He has requested they begin moving north. He said 35,000 cubic yards of sand has been moved into a new dune between Breach Inlet and 10th Avenue and it has held up well throughout multiple spring tides. He recommends vegetation plantings in the fall. He said residents can get permits to add sand fencing. Administrator Kerr will secure a source of sand fencing to share with property owners.

Mr. Traynum hopes the project to pull and place sand from the ICW will be this fall.

Regarding the large-scale renourishment project, he said, “We are getting close to having all the kind of science background done for that permit. Most of that effort has been on the offshore borings, working on the geotech, trying to find a suitable borrow area. The biological assessment is pretty much complete other than putting that borrow area information into it. We are continuing to coordinate with SHIPO. They are still wanting us to avoid the proposed historic district, which is four square miles offshore that does contain some very good sand. So we want to make sure that the City, whether it’s this project, or a future project, maintains an ability to use some of that material. Once we have the full permit package ready to go, we submit it to the City for a review. I would be happy to speak with the beach committee to go through what the scope of that is and make any adjustments that we would need to make. And hopefully, we can have that submitted by the end of July.”

Regular beach monitoring is scheduled for July. He will be looking at the east end to “better identify the areas that are problems and areas that are gaining.”

He reviewed some of the proposed parameters for a large-scale renourishment project. Council Member Pierce asked for updated soft costs involved with a large-scale project.

Mayor Pounds said the additional sand from the ICW should be taken into account. But Mr. Traynum said he does not want to count on USACE for anything. Administrator Kerr added that he has not heard of dredging near Breach Inlet as a solution to the erosion problem in that area. A terminal groin is a better alternative.

Mr. Traynum’s presentation is attached to these minutes.

B. Environmental Advisory Committee Initiatives – Laura Lovins

Ms. Lovins reviewed the most recent and planned initiatives of the Environmental Advisory Committee. Her presentation is attached to these minutes.

C. Draft of Comprehensive Plan – Planning Commission

Administrator Kerr explained the State’s requirements for a Comprehensive Plan. This plan includes a new Resiliency element. The Planning Commission would like for City Council to review the plan and submit feedback to them in the next 30 days. The Planning Commission will then get the Comprehensive Plan in final form and recommend it to City Council for approval.

Administrator Kerr will send the redline version of the Plan to the Council so they can see what has changed. He asked them to pay special attention to the Resiliency, Transportation, and Priority Investment elements of the plan.

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

Administrator Kerr said City Hall has several vacancies which they are finding challenging to fill. There are two vacancies in the Police Department and two in Fire.

He noted that the STR report shows the total number of short-term rental licenses is stable.

5. Departmental Reports

6. Financial Review

Financial Statements and project worksheets

Director Hamilton said total revenues are at 91%. The budget is overperforming in property taxes, business licenses, rental licenses, building permits, and court revenue. Only 67% of LOST has been collected as of the end of May due to timing delays. There are similar timing delays in a few tourism revenue streams. Parking revenues are underperforming due to the reduced City share and some timing differences. General Fund expenditures are within budget.

Drainage costs in the Capital Fund are over budget, coming in at \$391,000 versus a budget of \$250,000. Public Works is over budget due to the solid waste and recycling contract. Beach Preservation is also over budget due to the cost of placing sand on the beach. Some of those costs have been offset by a grant. Disaster Recovery is over budget by \$25,000 due to some unanticipated storm preparation and cleanup costs.

The City has \$50 million in cash and earned interest last month at a rate of 4.49%. The current fund balance is \$47 million. The \$3 million difference is due to net assets and liabilities not reflected in cash.

Municipal ATAX, Beach Preservation, State ATAX, and the County Pass-Through are all overperforming from this time last year.

7. Procurement

Discussion of modifications to 2nd Floor of City Hall

Administrator Kerr said staff is looking for Council approval for one of the bids to modify the second floor of City Hall. There are two bids in the packet, and he hopes to have another one by the Council meeting.

8. Capital Projects Update

Administrator Kerr reported that 19 of 21 homeowners have signed the agreement needed to complete the drainage work at the Wild Dunes golf course. He said the window of opportunity to get the work done with the onsite contractor is diminishing. They are working on contingency plans should the City not be able to work with the current contractor.

Staff is working to secure the permits needed for the work between 38th and 41st Avenues. There is disagreement between the City and SCDOT as to who should maintain the project upon completion.

Staff is also working on securing permits for the marina dredging project.

The work on the Emergency Vehicle Path at the County Park is awaiting final landscaping and power hook-up.

Council Member Anderson met with the civil engineer about the marina parking lot. They are still waiting for approval from the tenants.

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

A. **Livability**

i. **Discussion of engaging a traffic engineer to document traffic on July 4th**

Administrator Kerr said the Public Safety Committee discussed the pinch points of traffic that led to the gridlock on Memorial Day weekend. They would like to use July 4th weekend as an opportunity to secure data to better identify the pinch points and possible solutions. Stantech is able to deploy drones to watch patterns of build and release throughout the day. This will be an unbudgeted expense if the Council wishes to vote on it at their June meeting.

A brief discussion determined that July 5 would be the better day to watch since July 4 will include traffic for fireworks.

ii. **Discussion of golf cart regulations**

Administrator Kerr said the new golf cart regulations signed into law in May allow municipalities to designate official golf cart paths. The other changes to the law are being incorporated into the work of the Public Safety department.

B. **Environmental**

Discuss of palm tree planting proposal in large municipal lot

This project will be discussed by the Environmental Advisory Committee this week. It will then go to the Public Services & Facilities Committee for consideration before coming to Council. Staff is talking with a landscape architect about irrigation and other concerns.

C. **Public Services**

D. **Personnel**

E. **Other items for discussion**

Resolution 2025-03 – to increase building permit fees

Administrator Kerr said, “I think Council agreed to generically kind of a 15% increase, and that is the percent increase that was applied to building permits specifically. The other subcontractor permits, it was brought to our attention that they were just so low that it is literally costing the City money in terms of manpower to do the electrical inspection, plumbing inspections for what we were charging. So those increases are more than 15%. I don’t think they are onerous, but I think it gets up to a cost that is equivalent to the service that the City’s providing for those permits.”

Administrator Kerr will forward benchmark information to the Council.

10. Legislative Report

11. Adjournment

The next City Council Workshop will be held on Tuesday, July 8, 2025 at 5pm.

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



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Isle of Palms Beach Management Update



COASTAL SCIENCE & ENGINEERING

Current Projects along IOP

- South End USACE Beneficial Use Project
- Shoal Management Project
- Large-Scale Nourishment Permitting
- Monitoring



Shoal Management Project Status

- Phase 1 work completed 22 May, 2025
- Total of 117,500 cy moved from shoal area
- ~80,000 cy at Beachwood
- ~38,000 cy at Ocean Club/Seascape
- Project limited by funds, tide conditions, and beach use



Early Construction



Shoal Harvesting



Completed Project



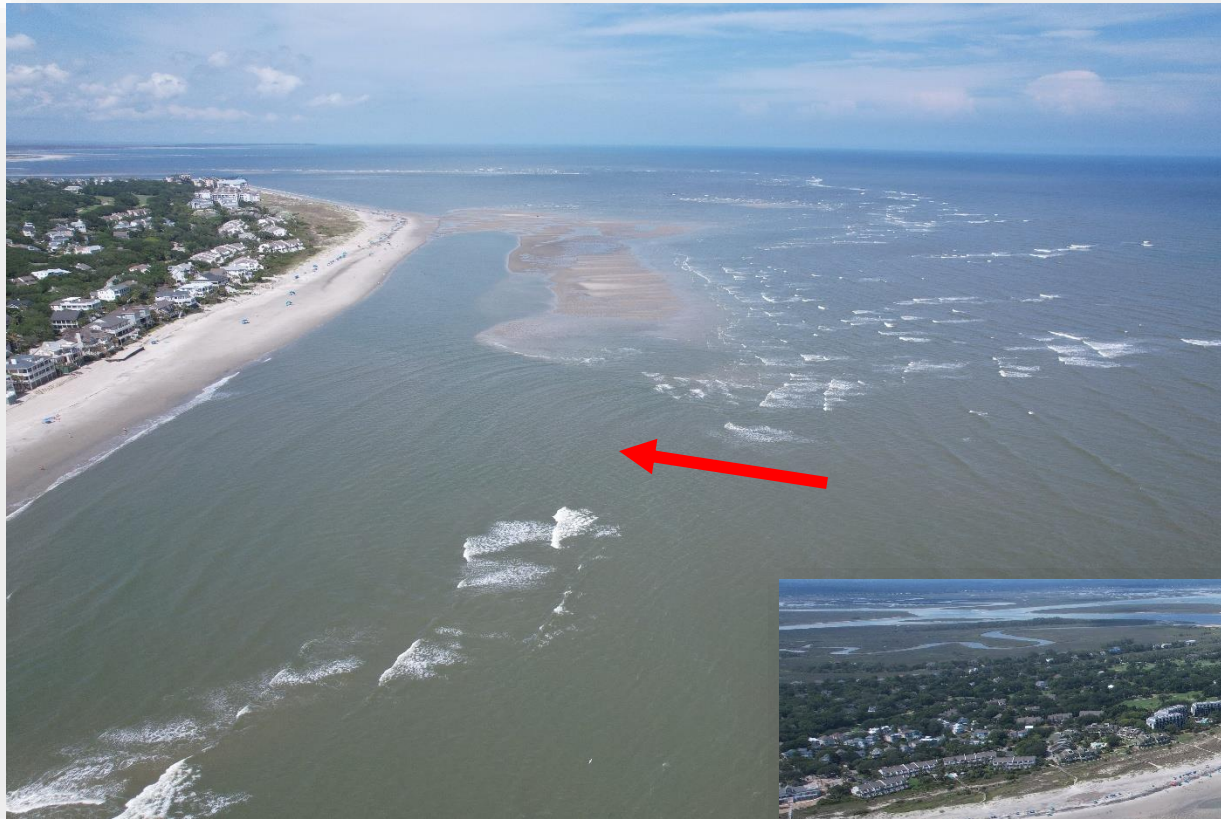
Completed Project



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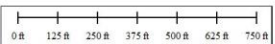
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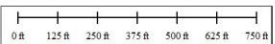
Gap at west end of
shoal is shrinking, but
still causing focused
waves



Nov 2024



Apr 2025



May 2025



May 28, 2025



May 28, 2025



Project Outcomes and Expectations

- Project restored a dry sand berm along both fill sections
- Access around stone revetment at Seagrove improved
- Project withstood multiple nor'easter events with no damage to structures
- Sand volume was lower at east fill area due to stability of the beach prior to the project – most of dry sand at Ocean Club has shifted but a wider intertidal beach remains
- Focused erosion is still ongoing at Beachwood, but reducing
- Western arm of shoal will likely merge with beach or other shoal in next ~6 months
- Eastern arm is attached and we should start seeing recovery shifting east soon
- Possible Phase 2 of initial project is possible in fall if necessary

USACE Project

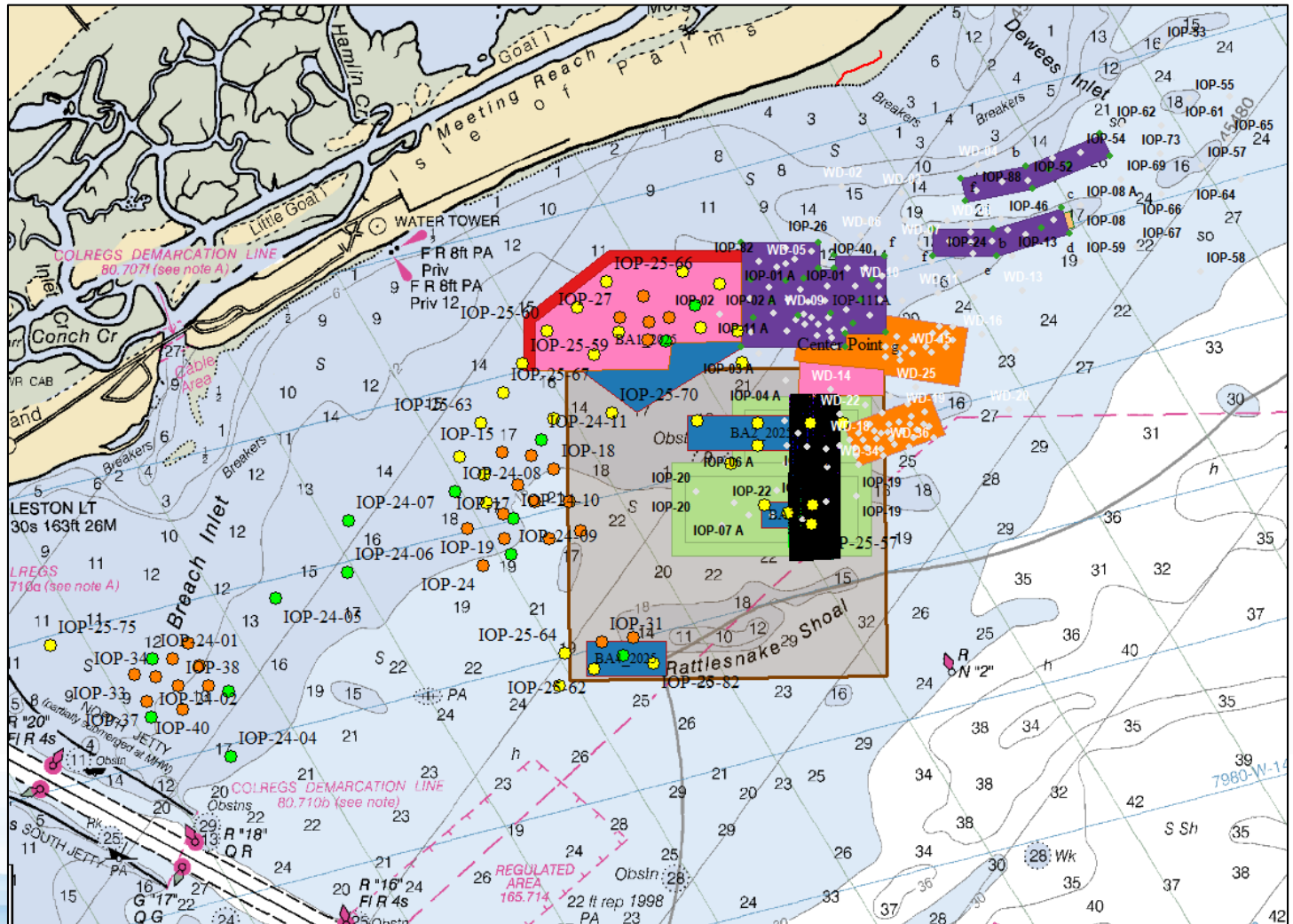
- Ongoing work along south end.
- All work to date has been south of 3rd Ave
- CSE requested USACE shift work further north
- Estimated ~150,000 cy have been placed to date (CSE rough est)
- IOP sponsored dune restoration relocated 35,000 cy of material into a new dune between Breach Inlet and 10th Ave.
- Dune has held up well through multiple spring tides >7.5 ft
- CSE recommends planting the dune in the early fall with dune veg

South End Dune



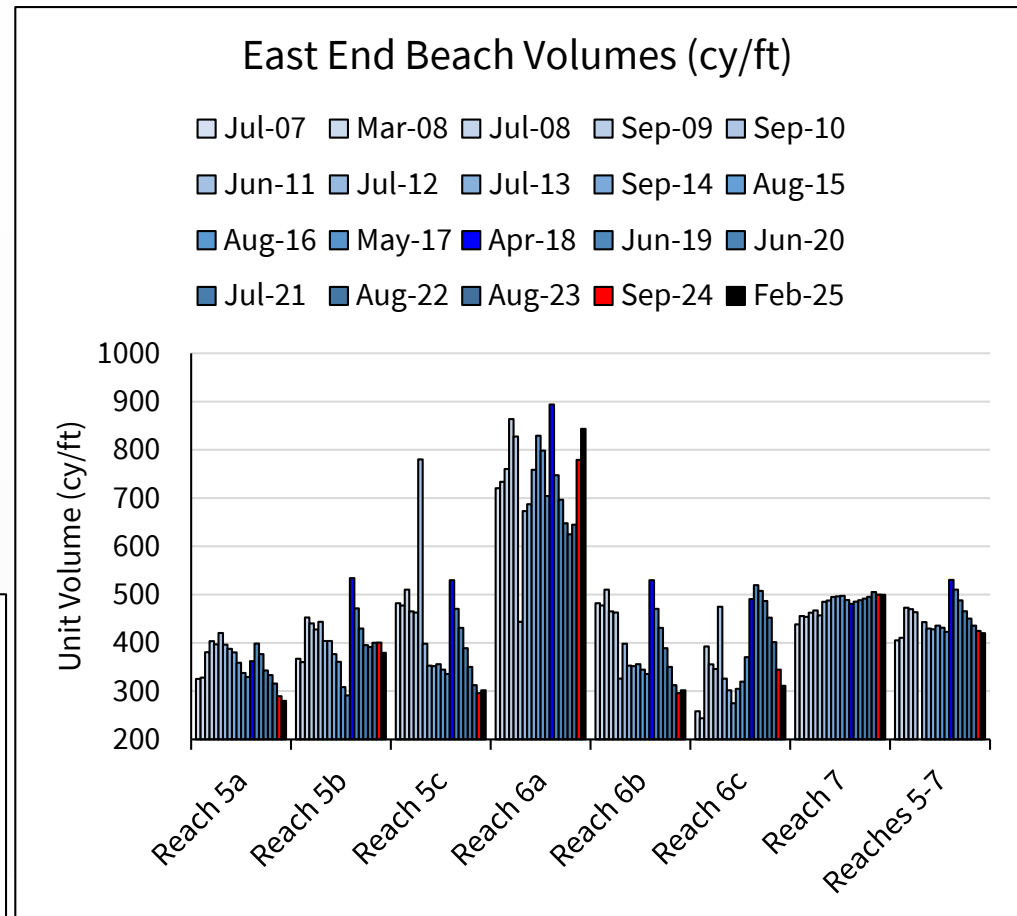
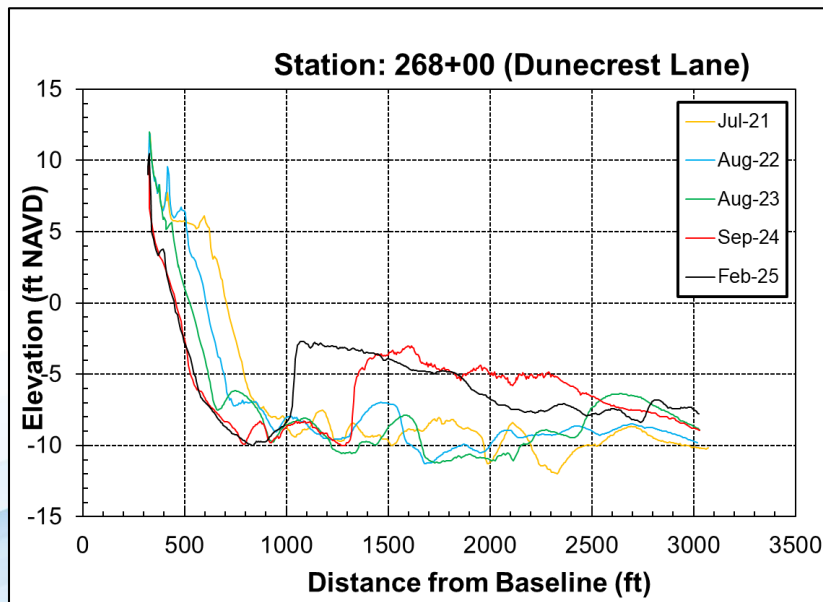
Large-scale Nourishment

- CSE is finalizing geotechnical investigations –
 - Collection, processing, and analysis of ~80 offshore borings
- Biological Assessment ~80% - pending final borrow area info
- Coordinating with SHPO for identification of suitable borrow area and geophysical data collection
- Will include recommendations from Beach Ad-hoc committee approved by council
- Permit submission by end of July 2025, issued by early-mid 2026
- First possible construction window Fall 2026/early 2027



Monitoring

- Annual survey scheduled for July 2025
- Feb 2025 survey shows continued erosion south of pier and dynamic east end
- Trend is positive for next 6 months



ENVIRONMENTAL ADVISORY COMMITTEE

Laura Lovins, Chair





Our Vision

To work towards making the IOP the coastal leader in environmental best practices.



OUR MISSION

To advise city council on matters of environmental impact, protections, conservation, and sustainability by exploring best practices and data.

Focus on Four Areas

Reduction of
litter, waste,
and pollution

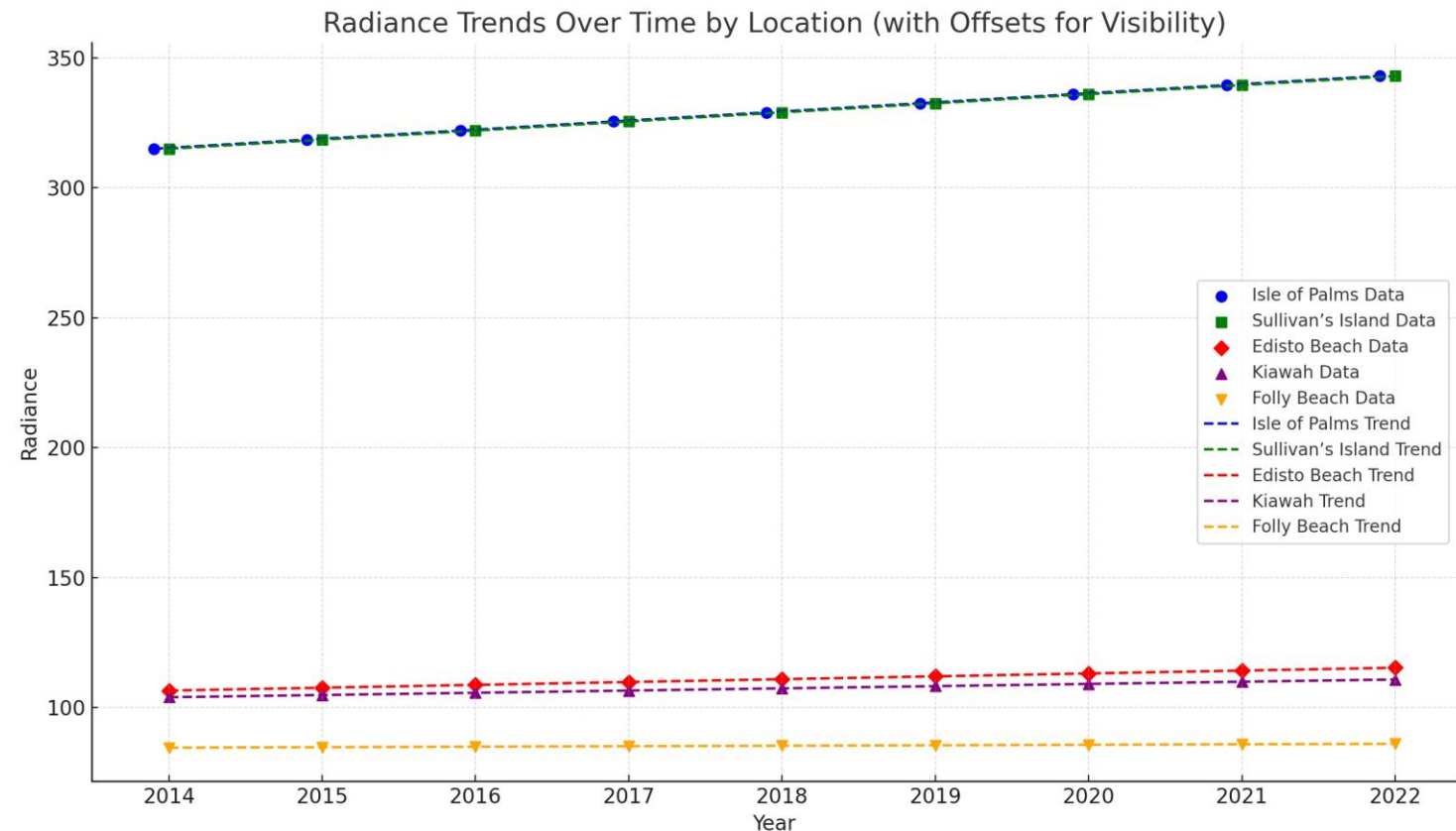
Protection of
wildlife and
habitat

Advocacy/
leadership in
climate action

Maintenance
of water
quality

LITTER AND WASTE – LIGHT POLLUTION

- IOP is experiencing light pollution increases of 4% PER YEAR since 2013.
- Other Lowcountry barrier islands have adopted ordinances that minimize light spillage and “sky glow” across the island.
- IOP can leverage existing best practices across the Lowcountry to better manage this challenge
- EAC is drafting proposed changes to existing IOP ordinances



LITTER AND WASTE

- Continued the partnership with SMART Recycling for food scrap composting, with bins at Carmen Bunch Park and marina
- Gave out close to 100 compost bins at IOP Farmers Market events during 2024
- Added compost bin liner dispensers from SMART Recycling at Carmen Bunch Park and the marina



take their food scraps to designated drop sites for FREE thanks to a partnership between the City of Charleston, Charleston County, Folly

Beach, Isle of Palms, Mount Pleasant and Sullivan's Island!

Sign-up is required. You will learn what items are accepted for composting and get instructions to access the carts.

[SIGN-UP TO COMPOST](#)

[EXPLORE WORKSHOPS, TOURS and TRAININGS](#)

 [Select Language](#)

Google Translate

 charleston-sc.gov





LITTER AND WASTE

- The EAC is working on a hybrid approach to litter removal from IOP's 55 beach access points, the front beach commercial area, & cans in the municipal parking lot.
- The current litter removal program has been implemented by an independent contractor, whose contract will expire Fall of '25- their equipment requires the use of open trash cans- often allowing litter to blow out of the cans & allows birds and animals to get to food scrapes. The current cans also have to be removed during storms & king tides.
- The new plan will place roll cans with lids in corrals streetside & at most beach access paths, as well as behind dune lines & the front beach commercial area.



HABITAT AND WILDLIFE

From May 1st through May 31st, Mary Pringle coordinated with the City's contractor, SJ Hamill, regarding loggerhead turtle nesting and sand placement on IOP in Wild Dunes. Turtle teams were to give Mary the "all clear" during their sunrise walks if there were no tracks between the POBH and Ocean Club or between POBH and Beachwood East where the sand placement was being done, to ensure the trucks would not be covering turtle tracks or destroying nests.



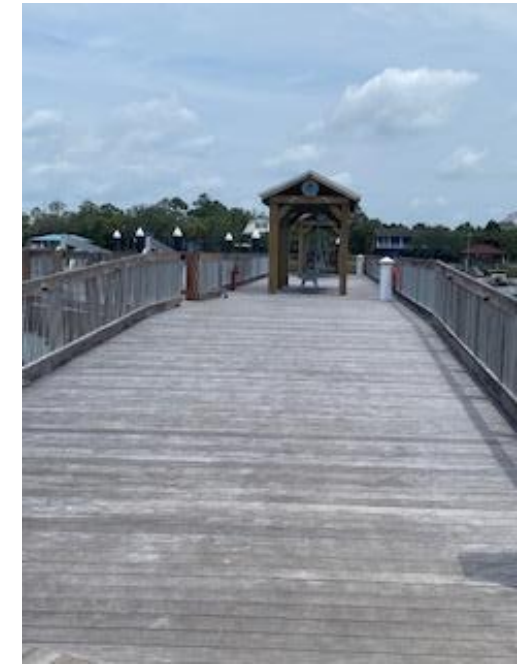
HABITAT AND WILDLIFE

- Our native plant garden is in it's second season at 7th and Palm, thanks to Sharleen Johnson with *Native Plants to the People*, Matt Simms, and members of the Exchange Club who donated benches.
- We also have 14 families of Purple Martins at the garden! Mary Pringle is working with SC Audubon to get the nestlings banded so we can see if they return again next year.



HABITAT AND WILDLIFE

- The new public dock was unveiled this Spring, and the EAC is working with Susan Hill Smith on an installation of wildlife and nature interpretive signs to be placed around the walkways at the dock.
- Funding for the installation is being pursued with Islander 71, the Marina, and Wild Dunes Resort.





HABITAT AND WILDLIFE

- In March of this year, a resident of IOP came to the EAC meeting to provide citizen's comments on her family's health issues related to environmental toxins- specifically unsafe levels of Glyphosate (Round-Up).
- The EAC did research on Glyphosate, and found that cities and municipalities across the US have restricted or banned the use of Glyphosate, the active ingredient in Round-Up, driven by concerns of health risks and negative environmental impact.



HABITAT AND WILDLIFE

- The EAC is working on language to ban the use of Glyphosate (i.e. RoundUp TM) on City owned or managed properties, to leverage best practices from 11 other states.
- The City of IOP currently uses RoundUp sparingly on weeds in tough areas, like gravel parking lots.
- Green Carolina, the main landscape company for Wild Dunes also uses RoundUp sparingly –their main herbicide is Speed Zone, which does not contain Glyphosate.
- Glyphosate is used on the golf courses in Wild Dunes



Climate Action

- The Environmental Advisory Committee will begin working through many of the climate action items that were identified by the Community Enrichment Plan, put forward in early 2025.
- Topics include: advancing recommendations from the City's Sea Level Rise Adaptation Plan; model, map, and monitor areas on the island most susceptible to sea level rise, flooding, and storm surge; study, and help to inform the City and the island residents on the social and economic impacts of climate change, including cost analysis/calculations; make recommendations on living shorelines, neighborhood raingardens, and other natural vegetation to mitigate flooding related to climate change.

MAINTENANCE OF WATER QUALITY



- Many neighborhoods and areas of the island regularly experience flooding, not just during major storms, but now during “sunny day” rain events.
- There are approximately 1,150 septic systems on IOP, and there are over 200 grinder pumps due to development. There are currently no ordinances requiring inspections of septic systems.
- In '24, EAC unanimously approved a proposal for monitoring water quality at drainage outfalls.
- Parameters of interest include fecal coliforms, total coliforms, nitrogen, phosphorous, oil and grease, pH, and suspended solids.
- Analysis was performed by Trident and Gel Lab

MAINTANANCE OF WATER QUALITY



- Three (3) outfalls from the testing came back with unhealthy levels of nitrates & total nitrogen which lead to algal blooms/eutrophication, TKN (organic and ammonia nitrates) suggesting organic waste or sewage contamination, as well as heavy sediment (oil & grease) runoff.
- The next step is to do additional testing to pre-screen for levels of bacteria. This will determine if we move forward with additional testing broken out by DNA of different species to begin to pinpoint human vs. animal (deer, gull, dog, bird) bacteria. If we test several times, and the bacteria levels come back consistently high for human waste vs. animal, then we have a case for recommending septic inspection ordinances.

MAINTENANCE OF WATER QUALITY

- In 2024, Sandy Brotherton, Chair of the EAC asked that water quality, specifically finding ways to help the Water & Sewer Commission expand the island sewer system, become top priority.
- After meeting with Chris Jordan at the Water Commission in early Spring of '24, it became clear that major funds would need to be found and secured to enable the planned sewer expansion on the island to happen.
- In June of '24, the EAC met with Ryne Phillips, Water Resources Team Leader of Seamon Whitside, to find out about Federal level funds available for municipal water projects.



MAINTENANCE OF WATER QUALITY



- With the MOU between the City and the Water department, the EAC coordinated a meeting with Chris Jordan and Douglas Kerr in September '24 to discuss the sewer master plan. The EAC forwarded the idea of setting up a meeting with Ryne Phillips to present ways the City and Water department could tap into Federal funds for water infrastructure.
- A meeting with the EAC, Ryne, Douglas and Chris was coordinated, and the City and the Water department agreed to pursue looking into hiring a Federal lobbyist to help with their big ticket projects.
- March '25, Council unanimously voted to hire
- Thorn Run Partners as Federal lobbyist.

COMMITTEE MEMBERS

Laura Lovins, Chair

Todd Murphy, Vice Chair

Eric Cicora

Matt Simms

Sean Popson

Lucinda (Cindy) Marrs

Mary Pringle

Lucia Spiotta, student member

