



Public Services & Facilities Committee

9:00 a.m., Tuesday, July 9, 2024

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** – June 4, 2024
4. **Old Business**
Discussion regarding City Hall building assessment, renovation and expansion options to consider
5. **New Business**
 - a. Discussion and consideration of commercial bulk container services
 - b. Discussion of miscellaneous and yard debris collection services
 - c. Discussion of beach garbage collection services
 - d. Discussion of island wide beach monitoring and surveying
6. **Miscellaneous Business**
Next meeting date: 9am, August 6, 2024

7. Adjournment



Public Services & Facilities Committee Meeting
9:00am, Tuesday, June 4, 2024
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, Hahn, Pierce

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

Also present: John Griffith, Jr., Brian Kessler

2. Citizen's Comments -- none

3. Approval of Previous Meeting's Minutes – May 7, 2024

MOTION: Council Member Pierce made a motion to approve the minutes of the May 7, 2024 meeting. Council Member Hahn seconded the motion. The motion passed unanimously.

4. Old Business -- none

5. New Business

Discussion regarding City Hall building assessment, renovation and expansion options to consider

John Griffith, Jr. of Trident Construction and Brian Kessler of McMillan Pazden Smith joined the Committee to discuss the options for City Hall assessment, renovation, and or expansion as presented to the City Council at their May workshop.

Mr. Griffith said the current City Hall, built in 1991, has had small renovations throughout the years. He explained how the suggested increased square footage needs for City Hall were determined.

Administrator Fragoso said they asked the design-build team to consider a welcoming entrance to City Hall, an additional conference room for each floor, two additional offices, an additional bathroom, and the consolidation of kitchen spaces. Mr. Kessler said that any public event space that also allowed for City Council meetings and Municipal Court would need storage space for furniture and a removable dais.

Council Member Pierce said that the price differential per square foot for renovation versus building new while taking into account any unseen corrections that need to be made to City Hall is nominal and believes the City should just build a new building. Council Member Miars agreed, stating that she does not think the existing City Hall has much life left in it based on the assessment. The existing City Hall space could be used for workforce housing in the future.

Discussion ensued as to the options available to build – consolidating City Hall and Public Works, consolidating City Hall and Public Safety, and building on part of the large municipal lot. Building elsewhere would be the least disruptive to City services during construction. The current height restrictions would need to be addressed if the decision was made to consolidate with Public Safety due to the footprint of allowable buildable space in that area.

Consolidating with Public Works needs to take equipment usage, fuel pump relocation, and availability of equipment and fuel during construction into consideration. Mr. Griffith said there would be cost savings and work efficiencies if City Hall and Public Works were consolidated. However, the City would need to work with DHEC on the use of some of the property they own in that area, perhaps with a long-term lease. Administrator Fragoso said combining City Hall and Public Works provides an opportunity to create a more attractive entrance to the island.

Council Member Hahn believes consolidating City Hall and Public Safety makes more sense as far as the needs of the citizens. Use of the municipal lot will require conversations with SCPRT about the deed restrictions and allowable uses of the lot. Director Kerr said there may be some pushback about adding to the congestion at the Front Beach area.

Mr. Griffith and Mr. Kessler will do deeper analysis of the options discussed at the meeting and bring back options and updated costs to the next meeting.

6. Miscellaneous Business

The next regular meeting of the Public Services & Facilities Committee will be Tuesday, July 9, 2024 at 9am.

7. Adjournment

Council Member Pierce made a motion to adjourn and Council Member Hahn seconded the motion. The meeting was adjourned at 10:15am.

Respectfully submitted,
Nicole DeNeane
City Clerk

**City of Isle of Palms
Detail List of Dumpsters**

(A) (B) (C)
R=recycle Size in # of Containe Days Serviced
G=garbage Yards at Location per Week
IN YARDS CONTAINERS

Name of location	Commercial or Condos		Size of can	Number of cans	Number of days serviced	Yards per week	Yards per month	Price per yard	Current Average Cost Per Month	New Average Cost Per Month
Acme Cantina	Commercial	G	8	1	4	32	138.56	\$ 0.58	\$ 79.99	\$ 346.40
Acme Cantina	Commercial	G	6	1	4	24	103.92	\$ 1.01	\$ 105.00	\$ 259.80
Broadwalk Inn	Commercial	G	4	2	3	24	103.92	\$ 0.34	\$ 35.53	\$ 259.80
Broadwalk Inn	Commercial	G	4	1	3	12	51.96	\$ 0.68	\$ 35.53	\$ 129.90
Boat House Restaurant	Commercial	G	8	1	5	40	173.2	\$ 0.65	\$ 112.91	\$ 433.00
Citadel Beach House	Commercial	G	6	1	2	12	51.96	\$ 0.65	\$ 33.98	\$ 129.90
Ocean Park Center	Commercial	G	8	1	5	40	173.2	\$ 0.65	\$ 112.91	\$ 433.00
Links Clubhouse/Edgar's	Commercial	G	4	1	2	8	34.64	\$ 0.88	\$ 30.45	\$ 86.60
Links Clubhouse/Edgar's	Commercial	G	8	1	2	16	69.28	\$ 0.65	\$ 44.94	\$ 173.20
Links Golf Course	Commercial	G	30yd R/O	1 on call		rent \$111. Haul \$194.76		\$	\$ 510.71	\$ 305.94
Links Golf Course	Commercial	G	8	1	1	8	34.64	\$ 0.66	\$ 23.02	\$ 86.60
Long Island Café	Commercial	G	4	1	3	12	51.96	\$ 0.65	\$ 33.98	\$ 129.90
Long Island Café	Commercial	R	6	1	3	18	77.94	\$ 0.63	\$ 49.33	\$ 194.85
Lutheran Retreat Center	Commercial	G	8	1	1	8	34.64	\$ 0.65	\$ 22.68	\$ 86.60
Kangaroo (Circle K)	Commercial	G	8	1	2	16	69.28	\$ 0.90	\$ 62.64	\$ 173.20
Kangaroo (Circle K)	Commercial	R	8	1	3	24	103.92	\$ 0.43	\$ 44.28	\$ 259.80
Post Office	Commercial	G	6	1	1	6	25.98	\$ 0.67	\$ 17.28	\$ 64.95
Sea Biscuit Café	Commercial	G	2	1	2	4	17.32	\$ 0.69	\$ 11.88	\$ 43.30
The Co-Op	Commercial	G	6	1	2	12	51.96	\$ 0.67	\$ 34.56	\$ 129.90
The Refuge	Commercial	G	6	1	2	12	51.96	\$ 0.68	\$ 35.08	\$ 129.90
Beachside Vacations	Commercial	G	8	1	5	40	173.2	\$	\$ -	\$ 433.00
Wild Dunes Housekeep	Commercial	G	8	2	2	32	138.56	\$ 0.31	\$ 43.20	\$ 346.40
Wild Dunes Housekeep	Commercial	R	8	1	2	16	69.28	\$ 0.31	\$ 21.60	\$ 173.20
Liquor Store	Commercial	G	6	1	2	12	51.96	\$ 0.62	\$ 32.03	\$ 129.90
Palm Blvd/ IOP LLC	Commercial	G	4	1	3	12	51.96	\$ 0.65	\$ 33.98	\$ 129.90
Charleston County Park	Commercial	G	6	1	3	18	77.94	\$ 0.84	\$ 65.77	\$ 194.85
Charleston County Park	Commercial	G	6	1	4	24	103.92	\$ 0.61	\$ 63.58	\$ 259.80
Wild Dunes Beachhouse	Commercial	G	6	1	2	12	51.96	\$ 0.64	\$ 33.48	\$ 129.90
Marina Outpost	Commercial	G	8	1	5	40	173.2	\$ 0.65	\$ 112.91	\$ 433.00
The Villages at Wild Dunes	Commercial	G	4	11	5	220	952.6	\$ 0.62	\$ 594.00	\$ 2,381.50
The Villages at Wild Dunes	Commercial	R	4	3	5	60	259.8	\$ 0.62	\$ 162.00	\$ 649.50
Wild Dunes Sweetgrass Pavilion	Commercial	R	4yd Comp	1	1	12	51.96	\$ 0.67	\$ 35.00	\$ 129.90
Wild Dunes Sweetgrass Pavilion	Commercial	R	4	2	3	24	103.92	\$ 0.67	\$ 70.00	\$ 259.80
Wild Dunes Sweetgrass Pavilion	Commercial	G	4	3	3	36	155.88	\$ 0.45	\$ 70.00	\$ 389.70
Sweetgrass Inn	Commercial	R	4	1	3	12	51.96	\$	\$ -	\$ 129.90

Sweetgrass Inn	Commercial	G	4	5	6	120	519.6		\$ -	\$ 1,299.00
Islander 71	Commercial	G	8	2	5	80	346.4	\$ 0.65	\$ 225.82	\$ 866.00
Municipal Compactor in Lot B	Commercial	G	30 yd Comp	1	2x/week		Haul \$184.78		\$1,515.44	\$1,847.80
Recreation Dept	Condo	G	6	1	1	6	25.98	\$0.67	\$17.28	\$64.95
1140 Ocean Blvd. Condos	Condo	G	8	1	3	24	103.92	\$0.64	\$66.42	\$259.80
Ocean Club Villas	Condo	G	4	8	3	96	415.68	\$0.66	\$273.24	\$1,039.20
Ocean Inn	Condo	G	4	1	1	4	17.32	\$1.31	\$22.72	\$43.30
Sea Cabins Condos	Condo	G	8	4	3	96	415.68	\$0.86	\$358.56	\$1,039.20
Seascape Condos	Condo	G	8	2	2	32	138.56	\$0.64	\$88.56	\$346.40
Seaside Villas	Condo	G	8	2	3	48	207.84	\$0.64	\$133.92	\$519.60
Shipwatch Condos	Condo	G	8	4	3	96	415.68	\$0.64	\$267.84	\$1,039.20
Summerhouse Condos	Condo	G	8	2	3	48	207.84	\$0.64	\$133.92	\$519.60
Tidewater	Condo	G	8	2	2	32	138.56	\$0.64	\$88.56	\$346.40
Port O Call I	Condo	G	8	1	3	24	103.92	\$0.64	\$66.96	\$259.80
Wild Dunes Yacht Harbor	Condo	G	8	1	2	16	69.28	\$0.64	\$44.28	\$173.20
Mariners Walk	Condo	G	8	1	1	8	34.64	\$0.66	\$23.00	\$86.60
Mariners Walk	Condo	G	4	3	1	36	155.88	\$0.85	\$132.84	\$389.70
Seagrove Villas	Condo	G	4	2	3	24	103.92	\$0.68	\$70.67	\$259.80

312	95	143	1688	7309.04	\$ 6,304.26	\$ 20,426.34
					<u>\$ 75,651.08</u>	<u>\$ 245,116.08</u>

FY23	\$ 75,305.64
FY24 Estimate	\$ 107,959.43
Increase from FY23 to FY 24	\$ 0.43
Increase from FY24 to FY25 Projection	\$ 1.27

Cost by Type of Property	Monthly	Annual
City OR Condos	\$ 8,234.55	\$ 98,814.60
Commercial	\$ 12,191.79	\$ 146,301.48

Miscellaneous and Yard Debris Policy

Discuss the desire for a new policy regarding collection of miscellaneous and yard debris on the island. The current situation poses several challenges that are impacting the aesthetics of our community and causing inconsistencies in the pickup process.

Problem

- High volume of miscellaneous and yard debris placed on the public right of way for pick up impacting aesthetics of the island
- Lack of consistency of pickup schedule due to high volumes

Objective

- Improve Public Works (PW) efficiencies in the operation of miscellaneous and yard debris collection
- Improve aesthetics of the island by regulating debris visible on the public rights of way
- Create a consistent and sustainable schedule

Strategy

- Reduce volume of miscellaneous and yard debris allowed to be set out for PW collection
- Limit amount of time miscellaneous and yard debris is allowed to be placed on the right of way for collection
- Create a consistent schedule for pick up
- Implementation strategy would require changes to the city code.
- Implementation strategy would include public education/communications campaign followed by targeted enforcement to help modify behavior

Miscellaneous and yard debris policy to consider

- Limited to a quantity of no more than two (2) 96-gallon containers. Create an exemption for up to 10 leave bags.
- Must be placed on the public right of way no earlier than the day before collection
- Modifications or delays in the schedule relayed to residents through Sunnie, AI citizen engagement tool
- Appliances, household goods and large items such as furniture, mattresses, sofas, etc. that can fit in the bed of a regular pick-up truck require scheduling a special pick up with the Public Works Department. The city could consider charging a fee for special pick-ups. If volumes exceed this limit, the property owner is responsible for removal.

Collection Schedule

Yard Debris

- Mondays – Breach Inlet through 14th Avenue
- Tuesdays – 15th Avenue through 30th Avenue
- Wednesdays – 30th through 42nd Avenue
- Thursday – Wild Dunes
- Friday – 42nd Avenue through 57th Avenue

Miscellaneous

- Wednesdays – Island wide