



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