



Public Services & Facilities Committee Meeting
9:00am, Tuesday, July 9, 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 – June 4, 2024

MOTION: Council Member Pierce made a motion to approve the minutes of the June 4, 2024 meeting. Council Member Hahn seconded the motion. The motion passed unanimously.

4. Old 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 a new City Hall in Municipal Lot B or adjacent to the Public Safety Building. Four options were presented for discussion: City Hall fully attached to the Public Safety Building, City Hall partially attached to the Public Safety Building, a free-standing building with an adjacent parking garage in Municipal Lot B, and a free-standing building with parking underneath along the Ocean Boulevard edge of Municipal Lot B.

Mr. Griffith and Mr. Kessler shared the construction challenges involved with attaching City Hall to the current Public Safety Building. The costs and disruptions will be higher when attaching to another building. A City Hall adjacent to Public Safety would be a less expensive option but adds new parking requirements. Director Kerr and Director Pitts added that underground utility work would need to be done in the area if this is the selected option. Both options would prevent the Fire Department from having drive-through ability in the bay. Council Member Hahn said he likes the “synergy” created by having City Hall adjacent to Public Safety. Creating a “Welcome Center” type of entry was discussed. Director Kerr pointed out that this option allows the City to use Municipal Lot A for parking without restrictions.

It was noted that the deed restrictions on Municipal Lot B will need to be addressed with SCPRT if the City decides to move forward with the use of this lot for a new City Hall. Director Kerr said the deed is not tied to the number of parking spots provided but there must be an “offset of equal market value” for the space they may use for a new building.

Administrator Fragoso pointed out that adding a large amount of parking in that area in the form of a parking garage may not be the best option as the beach at high tide cannot accommodate a large number of people. Mr. Griffith said the cost of a parking garage could be approximately \$8 million.

Discussion ensued about the pros and cons of a smaller footprint, two-story City Hall with parking underneath within Municipal Lot B. Mr. Griffith said a building fronting Ocean Boulevard could provide more visibility and “visitor center presence.” Council Member Pierce suggested looking into grant funding available for municipal complexes. Administrator Fragoso said that tourism funds can be used for the creation of visitor centers.

After further discussion, Mr. Griffith said they would return to the August Committee meeting with more data including a drone flyover of Municipal Lot B on July 17 (a day the City anticipates heavy usage of Lot B) and clearer cost potentials for a City Hall adjacent to the Public Safety Building and a City Hall fronting Ocean Boulevard with parking underneath. Staff will also research additional funding sources for this project.

5. **New Business**

A. **Discussion and consideration of commercial bulk container services**

Administrator Fragoso reviewed the situation: “The City has been historically paying for the collection of commercial bulk containers islandwide and that includes brick and mortar businesses and condominiums. The current vendor increased the price from approximately \$.75/yard to \$3 starting June 1. I think that there was a change in ownership. This has been the price the City has been paying for over 18 years, more that that, and that got increased. We received the note in May that that was the new price starting in June. We went up from an annual cost of about \$75,000 a year to \$3 to \$188,000. Like I said, the City has been paying for this. We believe this started after Hugo to help struggling businesses after the hurricane, but that is just speculation on our part. It has been an ongoing service. We are not aware of any other municipality in the state that pays for bulk container collection for businesses, and the volume has increased dramatically over time. We see a lot of activity on the island. Our businesses are thriving, and with that comes just a lot of generation of garbage.”

Administrator Fragoso shared some options for the Committee to consider:

- City continues paying for commercial collection services for businesses and condominiums at an annual cost of \$2.50/yard or \$250,000

- City continues to pay for commercial collection services for business and condominiums for 6 months and phase this service out to be the responsibility of the businesses at a cost of \$3.75/yard or \$180,000 with the current provider

If the City wants to cover the cost of the collection services for the condominiums, the City could contract with a low bidder to provide the service for 6 months. This would provide time for a new vendor to purchase new bins and install them. The annual cost for the City to continue to pay for the pickup of commercial bulk containers at the condominiums would be \$95,000.

Administrator Fragoso said that due to the significant change in scope from the original RFB, the City would provide all respondents the opportunity to provide a sealed bid for the cost of servicing the condominiums to guarantee the lowest price per yard for the City.

Additional considerations need to be discussed regarding the municipal compactor. Currently, ten Front Beach businesses use the compactor as they do not have the space to accommodate a commercial dumpster on their property. The City bills each business for their use of that compactor. One potential downside of passing commercial bulk container collection costs to the Front Beach businesses who currently use the compactor is that they may request to use the 96-gallon roll carts serviced by Public Works, which would impact the efficiencies of island wide garbage collection.

Council Member Pierce said two issues need to be dealt with: “getting a currently market-based contract with our provider who is going to take the dumpsters and haul the dumpster trash. And then we have got the policy on where we are going to pick up and not pick up on behalf of the City and what we are going to pass off.”

Administrator Fragoso said the option with the most flexibility is signing a 6-month contract for commercial bulk pickup which gives the Committee and City Council the time to figure out a new policy, secure a provider, and give them time to get their dumpsters in place.

Council Member Pierce would like to see a breakdown in costs related to servicing condominiums, servicing the compactor, as well as costs for the City over a three-year period.

Administrator Fragoso pointed out that the City already has a collection system in place since they bill Front Beach businesses for the use of the compactor.

Council Member Miars asked if there was a way to require all Front Beach businesses to use the compactor as some of them use the roll carts collected by Public Works.

Administrator Fragoso said, “City code establishes that any location that use or any commercial business that uses more than two 90-gallon containers could be required by the Public Works Director to get a bulk container.”

She also pointed out that there is no incentive for businesses to minimize or recycle more of their trash.

MOTION: Council Member Pierce made a motion to recommend to City Council moving forward with a 6-month contract at \$3.75/yard. Council Member Miars seconded the motion.

Director Kerr said policy decisions need to be made quickly so that changes can be communicated to the businesses and the new vendor, if there is a change, will have time to

secure and place the dumpsters. Council Member Pierce said this issue should be on the agenda for the July 23 Council meeting while staff continues to work on the billing process.

VOTE: A vote was taken as follows:

Ayes: Pierce, Miars

Nays: Hahn

The motion passed 2-1.

B. Discussion of miscellaneous and yard debris collection services

Referencing a one-page document in the meeting packet, Administrator Fragoso said staff is proposing an ordinance change for miscellaneous and yard debris collection. The current ordinance states this trash is to be taken up on Wednesdays. However, Public Works is picking it up most afternoons because of the volume being produced and it affects their workflow. If a resident puts out a lot of debris at one time, it becomes very time consuming for Public Works to tend to it. Administrator Fragoso said that the use of City time as well as aesthetics needs to be addressed.

Staff is proposing a scheduled pick-up day for various parts of the island:

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

Administrator Fragoso said this will require a change to City code and time to communicate the changes to the residents. She would like to have it in place before next season.

Enforcement of such a change was also discussed. Director Kerr said that it is currently easier and faster for Public Works to pick up the debris than it is to call Code Enforcement to have them address it first. Director Pitts said including Code Enforcement is important so that Public Works is not blamed for debris not being picked up.

This issue will be brought to the attention of the full Council at the August workshop.

C. Discussion of beach garbage collection services

Administrator Fragoso said the current beach garbage collection contract ends next September, and she would like to get ahead of any changes that may need to be made to the contract prior to issuing the RFP. The current contract holder died unexpectedly and his son is currently fulfilling the terms of the contract. She will be speaking to him to understand his future plans.

Considerations for a new contract could include the pickup of large debris left behind by beachgoers, whether or not garbage cans should be on the beach, should the cans be lidded, should the cans be moved off the beach, etc.

Administrator Fragoso noted that unlidded trashcans have led to a lot of trash on the beach and the coyotes rummaging the cans in search of food. She would like the Environmental Advisory Committee to discuss the issues involved with the trashcans and provide feedback to the Committee.

Director Pitts added that there were originally only 57 trashcans, one per block, and now there are over 200 cans across the island. He said a vendor dedicated to emptying these cans is needed because the bulk of the trash is generated over the weekends.

Administrator Fragoso said staff would like to pick one avenue, build a trashcan corral, and move the cans off the beach as a test to monitor beachgoer behavior with regards to trash disposal. She said removing the trashcans from the beach provides a built-in redundancy in storm preparations as the cans must be removed from the beach as a storm approaches.

Recommendations from staff and the Environmental Advisory Committee will be brought back to the Committee for further discussion.

D. Discussion of island wide beach monitoring and surveying

Committee members discussed whether or not to put out an RFP for the beach monitoring services contract with CS&E that is set to expire this year. Administrator Fragoso said a new contract will include more frequent beach monitoring as suggested by the Beach Preservation Ad Hoc Committee.

It was decided that an RFP would be put out with the intention of bringing the bids back to the City Council workshop in August.

6. Miscellaneous Business

The next regular meeting of the Public Services & Facilities Committee will be Tuesday, August 13, 2024 at 9am.

7. Adjournment

Council Member Pierce made a motion to adjourn and Council Member Miars seconded the motion. The meeting was adjourned at 11:19am.

Respectfully submitted,
Nicole DeNeane
City Clerk