



City Council

Tuesday, August 25, 2026 – 6:00pm

City Hall

Council Chambers

1207 Palm Boulevard, Isle of Palms, SC

Public Comment:

All citizens who wish to speak during the meeting must email their first and last name, address, and topic to Nicole DeNeane at nicoled@isleofpalms.gov no later than **3:00 p.m. the business day before the meeting**. Public comments may also be provided at www.isleofpalms.gov/public-comment-form

Agenda

1. **Call to Order** and acknowledgement that the press and public were duly notified of the meeting in accordance with the Freedom of Information Act.
 - a. Invocation
 - b. Pledge of Allegiance
 - c. Roll Call
2. **Public Hearing – Ordinance 2026-07-** an ordinance to regulate new and existing outdoor lighting for residential structures (p47)
3. **Citizens' Comments** – Citizens must state their name and address. All comments will have a time limit of three (3) minutes.
4. **Presentations**
 - a. Steven Traynum, CSE- update on beach renourishment and monitoring (p80)
 - b. Council of Governments- Mobility Study (p87)
5. **Approval of previous meetings' minutes**
 - a. City Council meeting– July 28, 2026 (p3)
 - b. Citizens' comments (p9)
6. **Procurement-** Consideration of purchase of Public Works automated side loader – Shealy Truck, \$428,000 (FY27 - \$435,000, Hospitality Fund) (p11)
7. **Old Business**
8. **New Business**
 - a. Discussion and consideration of positive net result (p13)
 - b. Discussion and consideration of financing method for purchasing ladder truck
 - c. Discussion and consideration of raising capital limit to \$10,000 (p16)
9. **Boards and Commissions Report**
 - a. Council Committee reports (p21)
 - b. Board of Zoning Appeals – no meeting in August
 - c. Planning Commission – minutes attached (p37)
 - d. Accommodations Tax Advisory Committee – no meeting in August
 - e. Environmental Advisory Committee – minutes attached (p44)
 - f. Beach Preservation Committee – no meeting in August



10. Ordinances, Resolutions and Petitions

- a. Second Reading- Ordinance 2026-07- an ordinance to regulate new and existing outdoor lighting for residential structures (p47)
- b. First Reading- Ordinance 2026-08- an ordinance to amend procurement and purchasing procedures (p51)
- c. First Reading- Ordinance 2026-09- an ordinance to regulate overfilling dumpsters (p67)
- d. Resolutions- none

11. Miscellaneous

12. Capital Projects Update (p73)

13. Lobbyist Update (p76)

- 14. Executive Session-** If necessary, to receive legal advice pursuant to SC Code Section 30-4-70(a)(2). Upon returning to open session, the Council may vote on any matter related to Executive Session.

13. Adjournment



City Council Meeting
6:00 p.m., Tuesday, July 28, 2026
City Hall Council Chambers
1207 Palm Boulevard, Isle of Palms, SC

MINUTES

1. Call to Order

Present: Council members Streetman, Bogosian, Cohen, Carroll (via Zoom), Miller, Ward, Miars, Pierce, Mayor Pounds

Staff Present: Administrator Kerr, Deputy Administrator Kuester, City Attorney McQuillin, various department heads

2. Citizen's Comments

Jenna Arsenault, who is running for the District 112 seat in the State House introduced herself to City Council.

At the request of Mayor Pounds, Chief Oliverius gave a brief report on the events of the afternoon during the power outage. Chief Oliverius said there were six elevator rescues but no fires. Mutual aid was received from several surrounding departments.

3. Presentations

Andrea Kozlowski from CARTA came before the Council asking their support of CARTA's FY27 budget. She said this year's Beach Reach Shuttle has seen a 40% increase in ridership. New in FY27 will be Tap-to-Pay, a CARTA mobile app, and continued work on the Lowcountry Rapid Transit operations and maintenance facilities.

4. Approval of previous meetings' minutes

MOTION: Council Member Streetman made a motion to approve the minutes of the June 24 Public Hearing for FY27 Budget, the June 24 City Council Meeting, and the July 1 Special City Council. Council Member Cohen seconded the motion. The motion passed unanimously.

5. Procurement

A. Consideration of bid for trimming of palm trees from Planet Greet Tree, \$31,200 (FY27 -- \$34,000 Muni ATAX)

MOTION: Council Member Pierce made a motion to approve, and Council Member Streetman seconded the motion. The motion passed unanimously.

B. Consideration of purchase of 16 Cradlepoint R1900 mobile routers from T-Mobile, \$23,984 purchase, \$7,584 annual service – Police Department, FY27, \$33,000 Muni ATAX

MOTION: Council Member Miller made a motion to approve, and Council Member Pierce seconded the motion. The motion passed unanimously.

C. Consideration of purchase of public safety drone with dock from Axon, \$80,754, split annually between Fire and Police Departments (FY27, \$81,00 Muni ATAX and Capital)

MOTION: Council Member Streetman made a motion to approve, and Council Member Pierce seconded the motion. The motion passed unanimously.

D. Consideration of applying for SC Border Security Reinforcement Fund Grant

MOTION: Council Member Pierce made a motion to approve, and Council Member Streetman seconded the motion. The motion passed unanimously.

E. Consideration of CSE change order, \$53,608 beyond \$15,000 approved June 23, 2026 (Beach Fund – unbudgeted)

MOTION: Council Member Streetman made a motion to approve, and Council Member Cohen seconded the motion. The motion passed unanimously.

F. Consideration of a proposal for rebranding from Blue Ridge Marketing, \$50,150 (reimbursed by Explore Charleston)

MOTION: Council Member Miller made a motion to approve, and Council Member Pierce seconded the motion.

Administrator Kerr again clarified that the rebranding effort is being funded through the 30% funds received by Explore Charleston as the City's DMO. The City will be invoiced for the effort and reimbursed by Explore Charleston.

VOTE:A vote was taken with all in favor.

Mayor Pounds said the next City Council meeting will include a Consent Agenda for procurement items voted on at the preceding Ways & Means Committee meeting.

6. Old Business – none

7. New Business

A. Discussion of Acme restaurant request to amend zoning regulations regarding parking

Administrator Kerr summarized two requests from Mr. Simons in connection with the planned construction of a new restaurant building:

Mr. Simons is requesting relief or an administrative mechanism allowing the existing restaurant to remain open during construction. The property cannot simultaneously accommodate customer parking, the operating restaurant, and the construction project, as the construction area overlaps with the current parking area. Administrator Kerr noted this issue may be addressed separately through the zoning code.

Secondly, he is asking that Council consider reducing the parking requirement applicable to the future restaurant. Under current code, the number of required parking spaces determines the number of permitted seats, which in turn determines the size of the restaurant that may be built. Administrator Kerr noted that properties in the GC2 district (Ocean Boulevard frontage) are prohibited from providing parking on lots with less than 120 linear feet of frontage, due to concerns about curb cuts across the sidewalk in a high-pedestrian, publicly-parked area, and requested that a similar parking reduction be applied to allow a larger restaurant.

Mr. Simons hopes construction will last just one year. He is considering hiring a valet service from the municipal parking lot should the City allow him to use a portion of that lot during construction. He would like for the new restaurant to seat approximately 250 people.

After further discussion, City Council agreed this is a matter for the Planning Commission to research and provide a recommendation for Council to consider.

B. Discussion and consideration of FY27 CARTA budget

MOTION: Council Member Ward made a motion to approve, and Council Member Streetman seconded the motion. The motion passed unanimously.

8. Committees, Boards, and Commissions Reports

- A. Council Committees – minutes attached
- B. Board of Zoning Appeals – no meeting in July
- C. Planning Commission – minutes attached
- D. Accommodations Tax Advisory Committee – minutes attached
- E. Environmental Advisory Committee – minutes attached
- F. Beach Preservation Committee – minutes attached

9. Ordinance, Resolutions, and Petitions

A. Second Reading -- none

- i. **Ordinance 2026-05** – an ordinance to create a Code of Ethics

MOTION: Council Member Miller made a motion to approve, and Council Member Pierce seconded the motion.

MOTION: Council Member Carroll made a motion to amend by removing the last sentence of the first paragraph of Section C under General Standards of Conduct. Council Member Pierce seconded the motion. The motion passed unanimously.

Council Member Cohen stated numerous concerns he has about Ordinance 2026-05. He said he supports the idea of a code of ethics, but not in the form in which it is being considered. He believes this ordinance is “creating a law that says follow the [State] law” and that this is “window dressing.”

He finds some of the language in part 2 to be ambiguous. He also expressed concern about the creation of a formal process for something that should be discussed by Council members in the context of a meeting or Executive Session. He recommended that a committee be formed to review the ordinance and bring it back to Council.

Council Member Miller said this ordinance covers instances left out of State law and establishes clear standards of conduct for members of City Council. She also said the ordinance provides a fair and impartial review of complaints.

City Attorney McMillin clarified, “The State Ethics Act is basically you do not use your government position to benefit yourself, a family member, or a business you are associated with.”

City Attorney McMillin said of the ordinance: “I think legally it is fine, but at this point, it is a policy decision. Do you all want to do it or not? I expressed concerns the first time about this potentially being misused or abused for political purposes, but the Ethics Act, the State act, gets abused for those same purposes, too. So you cannot totally avoid that. We tried to put as many guardrails in as we can, but particularly in your line of work, politics seems to find its way into things, and it definitely will in this ordinance at some point.”

Discussion ensued as to how such an ordinance could be used for political purposes.

Council Member Cohen also noted several definitions that appear in the ordinance only as definitions. Council Member Streetman said Council Member Cohen’s review of the ordinance pointed out its ambiguity and believes it does not do anything to build trust with constituents.

MOTION: Council Member Cohen made a motion to send the ordinance back to the Administration Committee to be reworked. Council Member Ward seconded the motion. A vote was taken as follows:

Ayes: Carroll, Ward, Streetman, Cohen

Nays: Miller, Bogosian, Miars, Pierce, Pounds

The motion failed.

VOTE: A vote was taken on the ordinance as amended:

Ayes: Miller, Bogosian, Miars, Pierce, Pounds

Nays: Carroll, Ward, Streetman, Cohen

The motion passed 5-4.

- ii. **Ordinance 2026-06** – an ordinance to amend remote meeting attendance policy

MOTION: Council Member Streetman made a motion to approve, and Council Member Carroll seconded the motion.

MOTION: Council Member Ward made a motion to amend by removing the word “travel” from the first paragraph of Section 1-3-20. The motion failed due to lack of second.

MOTION: Council Member Miller made a motion to amend by adding notification of meeting absence should be given to the presiding officer and the City Clerk. Council Member Pierce seconded the motion. The motion passed unanimously.

VOTE: A vote was taken on the ordinance as amended:

Ayes: Carroll, Miller, Pierce, Bogosian, Miars, Cohen, Streetman, Pounds

Nays: Ward

The motion passed 8-1.

B. First Reading

Ordinance 2026-07 – an ordinance to regulate new and existing outdoor lighting for residential structures

MOTION: Council Member Ward made a motion to approve, and Council Member Cohen seconded the motion. A vote was taken as follows:

Ayes: Miller, Pierce, Bogosian, Miars, Cohen, Streetman, Ward

Nays: Carroll, Pounds

The motion passed 6-2.

C. Proclamations and Resolutions

Resolution 2026-04 – IOP Connector Run

MOTION: Council Member Pierce made a motion to approve and waive the reading. Council Member Carroll seconded the motion. The motion passed unanimously.

10. Miscellaneous

A. Consideration of affidavit related to Ordinance 2026-05

Administrator Kerr said this vote approves the form referenced in Ordinance 2026-05.

MOTION: Council Member Miller made a motion to approve and waive the reading. Council Member Pierce seconded the motion. The motion passed unanimously.

B. Consideration of list of hearing officers as related to Ordinance 2026-05

MOTION: Council Member Miller made a motion to approve and waive the reading. Council Member Pierce seconded the motion. The motion passed unanimously.

11. Capital Projects Update

Administrator Kerr reported that sand is now being pumped onto the beach. Staff continues to work on securing permits for the marina parking lot upgrade to keep the project on its planned timeline.

The work on the Waterway Boulevard Path is progressing well. Change orders are forthcoming to City Council for consideration.

12. Lobbyist Update

Mayor Pounds said updates from each lobbyist are in the packet. Administrator Kerr reported that PRT's request for \$10 million in beach funding has survived both chambers of the legislature. He believes this is good news for the City's request for \$5.3 million.

13. Executive Session

MOTION: Mayor Pounds made a motion to enter into Executive Session pursuant to SC Code Section 30-4-70(a)(2) to receive legal advice and status updates on pending legal claims. Council Member Ward seconded the motion. The motion passed unanimously.

City Council entered into Executive Session at 7:10pm.

City Council returned from Executive Session at 7:21pm.

Mayor Pounds said no decisions were made.

14. Adjournment

Council Member Ward made a motion to adjourn, and Council Member Streetman seconded the motion. The meeting was adjourned at 7:21pm.

Respectfully submitted,

Nicole DeNeane
City Clerk

PUBLIC COMMENTS -- June 20-August 20, 2026

<u>Date Submitted</u>	<u>Name</u>	<u>Address</u>	<u>Comments for Council Meeting</u>	<u>Meeting This Comment is Intended For:</u>
7/28/26	Stuart Tessler	3 49th Avenue, Isle of Palms, South Carolina 29451	There are three species of palms native to the Isle of Palms: Cabbage Palmetto, Dwarf Palmetto, and Saw Palmetto. Each of these has a palmate or fan shaped frond, not the pinnate or feather shape depicted on the city's seal and other city sponsored imagery. It is time for an accurate depiction of the palm for which the city is named be utilized by whichever marketing firm the City engages to lead a comprehensive branding initiative.	City Council
6/24/26	Reid Dunbar	103 Carolina Blvd, Isle of Palms, South Carolina 29451	I am writing to respectfully oppose the proposed sidewalk project along Palm Boulevard, often referred to as the "Sidewalk to Nowhere." This area is the front door to Isle of Palms, and any improvement here should preserve the island's character, appearance, and natural landscape. The cost-benefit case for this project does not appear to make sense. The sidewalk would remove mature palm trees, other trees, and established landscaping that currently enhance the entrance to the island. I also do not believe the previous City Council fully understood the project details or the number of trees and plantings that would be removed when the project was submitted for funding. Before moving forward, I strongly recommend that the City and County conduct a pedestrian study to determine whether the sidewalk is actually needed. In the ten years of our observations the foot traffic has been negligible, and the limited pedestrian activity remains on the opposite side of Palm Boulevard walking toward The Boathouse. A better use of County funds would be to maintain and improve drainage under Palm Boulevard. This area has flooded numerous times, and the current backflow prevention system is already beginning to fail, with water backing up during high tides. I strongly encourage Council to revisit this project and urge the County to prioritize drainage improvements instead. Addressing flooding and failing backflow prevention would provide a clearer public benefit than constructing a sidewalk where pedestrian traffic appears lacking. Thank you for your consideration and for your service to the Isle of Palms community.	City Council

PUBLIC COMMENTS -- June 20-August 20, 2026

6/23/26 Deborah Gess 204 Palm Blvd, My husband John Emmel and I do not think the sidewalk proposal from Carolina to 2nd Ave
Isle of Palms, along Palm Blvd adds enough benefit to the island to warrant the cost; disruption of
South Carolina established landscapes, entryways and longstanding small structures (such as gates and
29451 mailbox posts); destruction of palms (previously planted by the city); and interference with
traffic on a main road. It is still possible to walk on Palm Blvd from Carolina to 10th Avenue
on the already present bike/pedestrian lanes on both sides of the street. And there is
always the option of walking that distance on the backroads. Perhaps the council could
use what present funding there is for another project.
Thank you for your time and consideration.

City Council

 Shealy Truck Center "QUALITY WITHOUT COMPROMISE" Since 1932		SHEALY TRUCK CENTER SALES PROPOSAL				ORDER #
		CUSTOMER NAME	Isle of Palms		CONDITION	NEW
			1303 Palm Blvd			
			Isle of Palms, SC 29451		TAG	PTAG
		PHONE	843-886-8956			
EMAIL			TAG TRANSFER	NO		
FED ID						
DATE	July 9, 2026	INSURANCE CARRIER			Mileage	
The undersigned purchaser hereby offers to purchase from you, the Seller, for the state price, the truck(s) described below.						
SUBJECT TO THE TERMS AND CONDITIONS SET FORTH ON THE FACE AND REVERSE SIDE HEREOF:						
DESCRIPTION						
QTY.	YEAR	MAKE	MODEL	TRUCK SERIAL NUMBER		Total
1	2027	Mack	LR	TBD		\$413,795.92
FET EXEMPT ITEMS						
Amick Equipment Supplied - New Way Sidewinder 31 YD ASL Body Piece Included - \$213,334.04						\$0.00
						\$0.00
						\$0.00
						\$0.00
State Contract #4400035137 Allowed 5.88% Profit						\$13,438.16
THIS PRICING INCLUDES ALL CURRENT MANUFACTURERS MATERIAL AND TRANSPORT SURCHARGES. FUTURE CHARGES THAT THE MANUFACTURER FUTURE CHARGES THAT THE MANUFACTURER DEEMS NECESSARY WILL BE PASSED ALONG TO THE CUSTOMER, ALONG WITH APPLICABLE TAXES ON THOSE SURCHARGES. AS OF JANUARY 18, 2024 THE STATE OF SOUTH CAROLINA NOW REQUIRES SELLING DEALERS TO HANDLE ALL STATE TAGS, TITLING AND REGISTRATION FEES, WITH THE EXCEPTION OF IRP TAGS.. THOSE FEES WILL BE CALCULATED THROUGH THE DMV SYSTEM AT TIME OF DELIVERY. THERE IS A CLOSING DOC FEE OF \$225. A SIGNED BUYERS ORDER, NON-REFUNDABLE DEPOSIT AND CREDIT APPROVAL REQUIRED PRIOR TO ORDERING THE TRUCK						
SHEALY TRUCK CENTER 1340 BLUFF RD. COLUMBIA, SC 29201 P.O. BOX 12027 COLUMBIA, SC 29211 PHONE 800-951-8580 FAX 803-771-4879 SHEALY TRUCK CENTER OF THE PIEDMONT 331 MIDPOINT BLVD DUNCAN, SC 29334 P.O. BOX 940 DUNCAN, SC 29334 PHONE 800-968-4914 FAX 864-968-1171				SUB TOTAL:		\$427,234.08
				FET:		\$0.00
				TIRE TAX CREDIT:		\$0.00
				Titling		\$48.00
				Closing Fee		\$225.00
				SC IMF:		\$500.00
				SUB TOTAL:		\$428,007.08
				DEPOSIT RECEIVED:		\$0.00
DUE AT DELIVERY:		\$428,007.08				
PRICING BASED OFF QUOTE ID CUSTOMER SIGNATURE BELOW INDICATES APPROVAL OF SPECS ON QUOTE ID						
<u>Warranties</u> :THE DISTRUBUTOR AND THE MANUFACTURER MAKE NO WARRANTIES AS TO SAID VEHICLES(S). EXPRESS OR IMPLIED BY LAW, EXCEPT THE MANUFACTURER'S STANDARD VEHICLE WARRANTY, A COPY OF WHICH HAS BEEN DELIVERED TO THE PURCHASER AND WHICH IS INCORPORATED HEREIN BY REFERENCE. THE DISTRIBUTOR AND THE MANUFACTURERE SPECIFICALLY DISCLAMAND IMPLIED WARRANTY OR MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE AND ANY LIABLITIY FOR CONSEQUENTIAL DAMAGES. UNLESS OTHERWISE STATE, THIS VEHICLE IS SOLD <u>AS IS</u> WITH NO WARRANTY EITHER EXPRESSED OR IMPLIED.						
				Jonathan Myers		
CUSTOMER SIGNATURE				DATE		(Shealy's Sales Represtative)

TERMS AND CONDITIONS

ACCEPTANCE BY DISTRIBUTOR. Once the Purchase Order is executed by Purchaser and tendered for acceptance by Distributor, it will be binding only upon the execution hereof by Distributor

FINANCING THROUGH DISTRIBUTOR. In the event that Distributor provides financing to Purchaser or arranges for financing, purchaser acknowledges that this Purchase Order shall constitute the sole agreement between the parties with respect to the vehicle(s) purchased and the terms and conditions of sale. The {total} of the repayment of any financing shall be included within the documents to be executed in connection with such financing and are not made a part of this Purchase Order except as specifically stated therein.

WARRANTY BY PURCHASER. In the event that Purchaser has traded in one or more vehicles in connection with this purchase, Purchaser warrants that such vehicles are free and clear of all liens and/or encumbrances of any nature whatsoever and that Purchaser has good and marketable title to the vehicle(s) at the time of delivery thereof to distributor. Such vehicle(s) is to be delivered to the Distributor in the same condition and appearance in which it was when first inspected by the distributor or its agents or employees. The Distributor, upon the tender of delivery of such trade-in vehicle(s), shall have the right once again to inspect such vehicle(s), and the distributor shall be the sole judge as to its condition, with the right to accept or reject said trade-in vehicle(s) at its option. If such trade-in vehicle(s) is not in a condition and appearance as that existing when first inspected by the Distributor, the distributor shall have the right to revalue the amount of allowance offered for such trade-in vehicle(s), and the total cash purchase price shall be increased accordingly. The Purchaser agrees that the amount of the allowances made upon such trade-in vehicles(s), if any, is to be applied by the Distributor as part payment on the purchase price of the purchased vehicle(s).

LIMITATION ON LIABILITY. The Distributor shall not be held responsible for any loss, damage, detention, delay or failure to deliver resulting from any cause which is unavoidable or beyond its reasonable control, including, but not limited to, fire, flood, natural disaster, strike or labor disturbance, accident, vandalism, riot, insurrection, war any order, decree, law or regulation of any court, government or governmental agency, shortage of materials, demand in excess of available supply, failure or interruption of normal transportation or power facilities; AND IN NO EVENT SHALL THE DISTRIBUTOR BE LIABLE FOR CONSEQUENTIAL OR INCIDENTAL DAMAGES INCLUDING, BUT NOT LIMITED TO, LOSS OF INCOME. Receipt of said vehicle(s) by the Purchaser upon delivery shall constitute a waiver of all claims for loss or damage due to delay. In executing this Purchase Order, Purchaser understands that the projected date is based, in part, upon circumstances outside of Distributor's control and is based on a good faith estimate as to such events.

TITLE RETENTION. Until such time as the Distributor has received, in full, the entire cash price for the purchased vehicle(s), all title(s) shall remain with Distributor and shall not pass to Purchaser until full payment and, to the extent not inconsistent, Distributor shall retain a security interest in such purchased vehicle(s) equal to the unpaid cash price for said vehicle(s).

DEFAULT BY PURCHASER. In the event that the Purchaser shall fail to accept delivery of the vehicle(s) for any reason whatsoever (THIS BEING A NON-CANCELLABLE CONTRACT), Distributor shall have all remedies available at law or in equity including, without limitation, the following PURCHASER UNDERSTANDS THAT ITS ORDER OF THE PURCHASED VEHICLE(S) MAY INCLUDE SPECIAL ORDER ITEMS NOT REGULARLY PROVIDED FOR SAID VEHICLE(S). IN SUCH EVENTS, DISTRIBUTOR WILL INCUR INCREASED COSTS AND EXPENSES WHICH ARE, THEREFORE, RELATED SOLELY TO PURCHASER'S PURCHASE AND FOR WHICH PURCHASER SHALL REMAIN LIABLE IN ALL EVENTS.

INCREASE IN PURCHASER PRICE . Purchaser agrees that if the cost of labor, materials, accessories or other equipment or component parts increases beyond the basis upon which the price set forth herein was established, the distributor at any time before delivery may give the purchaser written notice of such increase in price, and such increased price shall be the new contract price, unless Purchaser, within ten (10) days thereafter, provides Distributor with written notice of cancellation. This is Purchaser's only right of cancellation. Any such increase in the contract price, pursuant to this provision, however, shall not prevent additional increases, if necessary, under the circumstances set forth herein at any time prior to delivery.

EXPENSES OF DISTRIBUTOR. In the event of a breach by Purchaser of any of the terms and conditions of this Purchase Order, the Purchaser shall be liable for all of Distributor's out-of-pocket costs including court costs, expenses and attorneys' fees.

It is understood and agreed that this Purchase Order sets the parties' entire agreement with respect to the vehicle(s) to be purchased. All previous communications between Purchaser and Distributor, whether verbal or written, with reference to the purchase of the vehicle(s), are hereby abrogated, and Purchaser may not rely upon any such previous communications. Accordingly, Purchaser acknowledges that this Agreement contains the entire and complete understanding between the parties and that no modification of the Agreement shall be binding upon the Distributor unless such modification is in writing, and is agreed to and accepted in writing by an authorized officer or agent of the Distributor.

FY2026 Forecasted Positive Net Result = Revenue + Transfer - Expenses

	General Fund	Capital Projects Fund	Municipal Accommodations Fee Fund	Hospitality Tax Fund	State Accommodations Tax Fund	Beach Preservation Fee Fund	Marina Enterprise Fund	Disaster Recovery Fund	All Other Funds	Total
Revenue (+)	17,146,250	2,835,976	3,145,558	1,573,914	3,949,805	2,776,668	1,100,087	134,002	369,420	33,031,680
Transfers (+)	596,172	2,069,887	(979,821)	(600,321)	(1,410,781)		324,864			-
Expenses (-)	16,723,090	3,287,011	902,427	961,593	1,880,004	1,812,100	675,000	1,500	458,976	26,701,701
Total Net Positive Results	\$ 1,019,332	\$ 1,618,852	\$ 1,263,310	\$ 12,000	\$ 659,020	\$ 964,568	\$ 749,951	\$ 132,502	\$ (89,556)	\$ 6,329,979

General Fund	\$ 1,019,332	Building permit revenue and insurance/broker license fees performed strongly throughout the year. In addition, savings were realized due to lower legal expenses and several unfilled positions in both General Government and the Police Department. Together, these factors have resulted in the fund showing a surplus for the year.
Capital Projects Fund	\$ 1,618,852	The drainage project on Palm Boulevard \$1,850,000, between 38th and 41st Avenue, has been deferred to FY27.
Municipal Accommodations Fee Fund (restricted for tourism related cost)	\$ 1,263,310	Municipal Accommodations Tax revenues were strong this fiscal year. Additionally, planned allocations for the fire rescue boat \$100,000, Dominion Energy underground line improvements \$131,000, and Marina public green space and parking lot projects \$125,000 were deferred. The fund also benefited from savings on repeat drainage work, which Public Works was able to complete internally.
Hospitality Tax Fund (restricted for tourism related cost)	\$ 12,000	The allocations for the fire rescue boat \$100,000 and the Public Works truck equipped with a hopper and flatbed \$68,000 were deferred.
State Accommodations Tax Fund (restricted for tourism related cost)	\$ 659,020	The allocations for the fire rescue boat \$100,000, the Marina public green space and parking lot \$50,000, a portion of the tennis court project \$65,000, and the sidewalk repairs on Ocean Boulevard between 10th and 14th Avenue \$70,000 were all deferred.
Beach Preservation Fee Fund (restricted for tourism related cost)	\$ 964,568	Beach Preservation fee revenues increased this fiscal year primarily due to higher visitation levels, stronger short term rental activity, and continued demand for beach related accommodations
Marina Enterprise Fund	\$ 749,951	Strong lease revenue and lower operating expenses contributed positively to the fund. Planned allocations for the Marina public green space and parking lot \$125,000 were deferred. Although the Marina dredging project \$1,500,000 was postponed to FY27, the impact was offset by grant revenue.
Disaster Recovery Fund	\$ 132,502	Interest income from investments was favorable this fiscal year, and operating expenses remained minimal.
All Other Funds	\$ (89,556)	This does not reflect a positive net result. Expenses in the Recreation Building Fund for the tennis courts and higher insurance costs in the Fire Department 1% Fund contributed to the shortfall.
Total	\$ 6,329,979	Approximately \$2.6 million in capital expenditures were deferred to FY27 or a later year. In addition, stronger-than-expected revenues in FY26 and the intentional delay of certain operational expenses to reserve funding for the Beach Preservation project contributed to the surplus.

City of Isle of Palms
General Fund Balance Roll forward

"UNAUDITED" General Fund

Total Fund balance of General Fund

FY26 UNAUDITED REVENUES	16,143,814.42
FY26 UNAUDITED TRANSFERS	576,638.35
FY26 UNAUDITED EXPENDITURES	(15,797,072.80)
FY26 UNAUDITED RESERVES ADJUSTED (INVENTORY ACCOUNTS)	(3,929.09)
FY26 UNAUDITED ENDING FB	5,023,613.33
GENERAL FUND TOTAL FUND BALANCE	6,181,500

NET REVENUE & EXPENSE

1,019,331.35

FY2026 Positive Net Result = Revenue + Transfer - Expenses

	Forecast	Budget	Variance
+ Revenue	17,146,250	16,489,811	656,439
+ Transfers	596,172	596,172	-
- Expenses	16,723,090	17,085,984	362,894
Total Net Positive Results	1,019,332	-	1,019,332

Annual General Fund Balance Reserve

General Fund Forecasted Fund Balance including Net Positive Results	6,181,499.63
30% This is 30% of FY27 General Fund Expenditures	5,684,981.10
Remaining Positive Net Result	496,518.53

FY2026 Recommendation for Net Positive Results of General Fund

35% Recommended % to General Fund	173,781.49
50% Recommended % to Capital Fund	248,259.27
15% Recommended % to Disaster Recovery	74,477.78
Recommendation of Positive Net Result Disbursement	496,518.53

FY2026 Forecasted Positive Net Result = Revenue + Transfer - Expenses

	General Fund	Capital Projects Fund	Municipal Accommodations Fee Fund	Hospitality Tax Fund	State Accommodations Tax Fund	Beach Preservation Fee Fund	Marina Enterprise Fund	Disaster Recovery Fund	All Other Funds	Total
Revenue (+)	17,146,250	2,835,976	3,145,558	1,573,914	3,949,805	2,776,668	1,100,087	134,002	369,420	33,031,680
Transfers (+)	596,172	2,069,887	(979,821)	(600,321)	(1,410,781)		324,864			-
Expenses (-)	16,723,090	3,287,011	902,427	961,593	1,880,004	1,812,100	675,000	1,500	458,976	26,701,701
Total Net Positive Results	\$ 1,019,332	\$ 1,618,852	\$ 1,263,310	\$ 12,000	\$ 659,020	\$ 964,568	\$ 749,951	\$ 132,502	\$ (89,556)	\$ 6,329,979

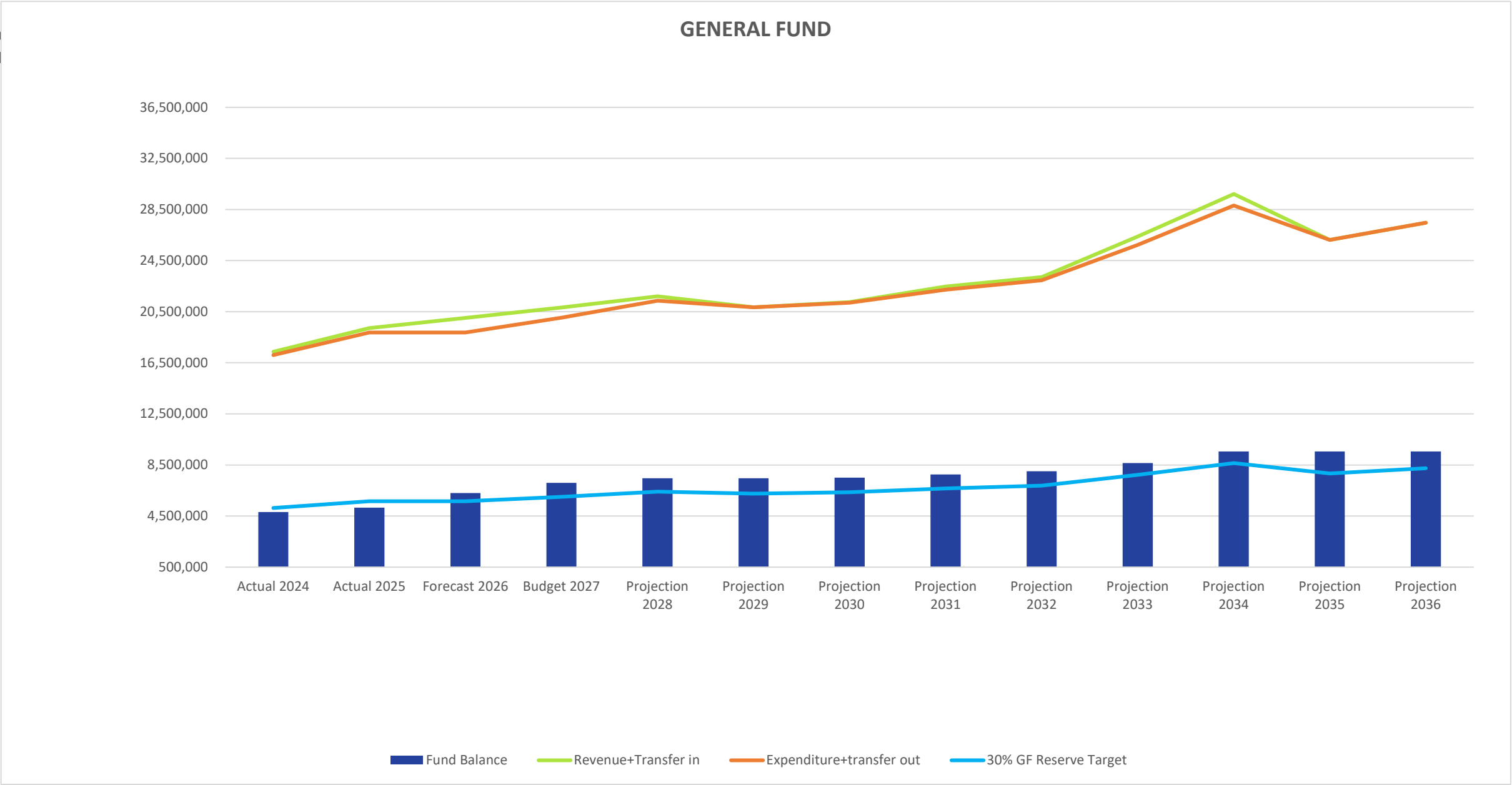
6/30/2026 Unaudited Fund Balance	6,181,500	16,561,903	7,070,445	2,028,188	6,413,906	11,507,755	3,482,060	4,355,164	113,137	57,714,058
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June 30, 2026 Unaudited Fund Balance	57,714,058
Less: Identified FY 2027 Commitments	
General Fund - 30% of FY 2027 expenditures	(5,685,000)
Fire Ladder Truck	(2,500,000)
Drainage Projects - Palm & Waterway	(3,625,000)
Public Works Side Loader	(435,000)
Beach Renourishment	(15,777,000)
Marina Dredging, Bulkhead, Greenspace & Parking	<u>(1,650,000)</u>
Total Identified FY 2027 Commitments	(29,672,000)
Fund Balance Remaining After Identified Commitments	28,042,058

The City's June 30, 2026 unaudited fund balance is approximately \$57.7 million. However, a significant portion of this balance is expected to be used for expenditures and projects already identified for FY 2027.

It is important to note that the \$28.0 million is not a projected ending FY 2027 fund balance. This calculation only demonstrates the impact of currently identified expenditures on the existing June 30, 2026 fund balance. **It does not include any revenues the City will receive during FY 2027**, such as property taxes, business licenses, state revenues, hospitality taxes, beach preservation fees, marina revenues, or other sources.

CITY OF ISLE OF PALMS - HISTORICAL AND FORECASTED ENDING FUND BALANCE



CITY OF ISLE OF PALMS South Carolina



Mayor:
Phillip Pounds

City Council:
John Bogosian
Ashley Carroll
David Cohen
Katie Miars
Bev Miller
Scott Pierce
Rusty Streetman
Jimmy Ward

Recommendation to Increase Capitalization Threshold from \$5,000 to \$10,000
August 6, 2026

The purpose of this memo is to recommend increasing the City's capitalization threshold for capital assets from \$5,000 to \$10,000. This change aligns our financial reporting practices with current federal guidance, reduces administrative burden, and ensures our capital asset records remain meaningful and efficient.

Capital assets are long-lived tangible or intangible items used in operations. Governments set capitalization thresholds to determine which purchases are recorded as capital assets and depreciated over time. Best-practice guidance from the Government Finance Officers Association (GFOA) encourages governments to set thresholds high enough to capture substantially all material asset value while avoiding the cost and effort associated with tracking numerous small-value items.

Recent federal and regulatory developments also support revisiting capitalization thresholds. The Office of Management and Budget increased the federal capitalization threshold for equipment purchased with federal funds from \$5,000 to \$10,000 effective October 1, 2024, encouraging consistency and reducing the need for dual tracking systems.

This policy change does not increase spending. It affects only how assets are recorded and reported. Fewer items will be capitalized and depreciated, slightly reducing administrative accounting labor and simplifying audit procedures.

I recommend that Council approve increasing the capitalization threshold from \$5,000 to \$10,000 effective at the start of this fiscal year, July 1, 2026. This change aligns our policies with federal guidance, supports best-practice financial reporting, and improves operational efficiency.

P.O. Box 508 Isle of Palms, South Carolina 29451
(843) 886-6428 Fax (843) 886-8005 www.IOP.net

From: [Debra Hamilton](#)
To: [Ways & Means](#)
Cc: [Vedant Patil](#)
Subject: W&M follow-up to Increase Capital Threshold
Date: Thursday, August 13, 2026 9:03:04 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[Outlook-A blue cir.png](#)
[Outlook-A logo of .png](#)

This message serves as a follow-up regarding increasing the capital threshold from \$5,000 to \$10,000.

The **State of SC** has a minimum threshold of \$5,000 but it does increase by asset class.

Sullivan's Island

Currently at \$5,000 but did mention a hand-held radio is over \$5,000 and likes the recommendation to increase.

Folly Beach

Increased the minimum threshold from \$5,000 to \$10,000 in FY23.

Kiawah Island

Has not raised it, still on the low end but may do it this year, will talk to their auditor.

Mount Pleasant

Has a minimum threshold of \$10,000, which predates the current CFO by at least 6 years.

Please see the auditor's response below.

Regards,

Debra

Debra A. Hamilton
Finance Director

City of Isle of Palms
1207 Palms Blvd.
Isle of Palms, SC 29451
Office: (843) 886-6428

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From: Rachel Kerr <rachel.kerr@veriscpa.com>
Sent: Wednesday, August 12, 2026 9:38 AM
To: Debra Hamilton <dhamilton@isleofpalms.gov>
Cc: chris.kerr <chris.kerr@veriscpa.com>
Subject: RE: Increase Capital Threshold

Hi Debra,

I hope you're doing well too! Yes, there has been increased discussion around municipalities reevaluating their capital asset thresholds, particularly as costs have increased over the years. A \$10,000 threshold is certainly within the range used by governmental entities and could be reasonable for the City, depending on the volume and nature of your capital asset purchases.

From an audit and GASB perspective, there is no prescribed dollar amount for a capitalization threshold, so we wouldn't have any concerns with increasing the threshold from \$5,000 to \$10,000, assuming Council approves the change and the City updates its capitalization policy accordingly. I would also recommend applying the new threshold prospectively rather than going back and removing existing assets that fall between the old and new thresholds.

Going forward, it would also be a good practice to reevaluate the threshold every 2–3 years to make sure it continues to be appropriate for the City, or sooner during periods of significant inflation or other substantial changes in costs.

Overall, I think it's a reasonable change to propose to Council.

Thanks!
Rachel



Rachel Kerr, CPA

Senior Audit Manager | [Veris CPA](#)

rachel.kerr@veriscpa.com | (843) 881-4477, Ext 146

Offices: **Mount Pleasant** | Summerville | West Ashley

| [Facebook](#) | [X](#) | [LinkedIn](#)

From: Debra Hamilton <dhamilton@isleofpalms.gov>

Sent: Tuesday, August 11, 2026 6:40 PM

To: Chris Kerr <chris.kerr@veriscpa.com>

Cc: Rachel Kerr <rachel.kerr@veriscpa.com>

Subject: Increase Capital Threshold

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Hi Chris and Rachel

I hope all is well. I attended the GFOA conference in June, where they recommended that municipalities consider increasing their capital asset threshold. I'm proposing that council raise ours from \$5,000 to \$10,000. What are your thoughts? Are other municipalities starting to increase their thresholds as well?

Regards,

Debra

Debra A. Hamilton
Finance Director
City of Isle of Palms
1207 Palms Blvd.
Isle of Palms, SC 29451
Office: (843) 886-6428

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**Administration Committee Meeting
1:00pm, Tuesday, August 4, 2026
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 Miller, Pierce, and Ward

Staff Present: Administrator Kerr, Deputy Administrator Kuester, Director Hamilton

2. Citizen's Comments – none

3. Approval of Previous meeting's minutes

MOTION: Council Member Miller made a motion to approve the minutes of the July 7, 2026 meeting. Council Member Ward seconded the motion. The motion passed unanimously.

4. Old Business

A. Update on Human Resources Manager position

Administrator Kerr reported that an offer of employment has been made to a candidate for this position. There is a second candidate should the negotiations with the first one fall through. He has been pleased with the work from Find Good People.

B. Discussion of Director of Building, Planning & Zoning job description

Administrator Kerr said the latest draft of this job description includes added leadership language, project management skills, and civil engineering capability.

Council Member Miller suggested downplaying the civil engineering piece in case that would keep people from applying. She also suggested adding information regarding the Comprehensive Plan.

Council Member Pierce suggested adding minimum educational requirements, a preferred level of experience, and "quantifiable dimensions." He would like to ask City Council to consider funding a search via Find Good People for this position.

A final review of the job description will be held at the September meeting.

C. Discussion and consideration of procurement/purchasing procedures

Council Member Pierce noted the changes since the previous meeting, including splitting out 1 and 2 in the exceptions in Section B, changing “shall” to “may” in 3, and in Section 1-10-8, adding “for a period of up to 5 years unless a longer timer is determined to be in the best interest of the City by a majority of Council.”

MOTION: Council Member Miller made a motion to recommend the amended procurement/purchasing procedures to the Ways & Means Committee for consideration. Council Member Pierce seconded the motion. The motion passed unanimously.

D. Update on business license revenue assurance process/procedures

Director Hamilton shared that the Business License Department “assures us that because their reported gross revenues are lower doesn’t necessarily mean that someone is not reporting or reporting incorrectly. It could mean that there is less business.”

She requested guidance from the Committee regarding the documentation they would like to collect from business license holders related to revenue assurance and when the collection of this information should start. She shared a list of possible documentation that could be requested or required.

Council Member Pierce suggested the request for additional documentation should start as soon as City Council approves the new procedure.

Director Hamilton reported that one company they thought did not have a business license does have a license, but it was “reported under one business instead of two separate businesses.” More details will follow at the Ways & Means Committee meeting.

Administrator Kerr said that he needs to better understand the time requirements related to this new documentation and how it will affect a staff that is already stretched thin during the business license renewal period. He will bring further considerations in September.

The business license audit procedure will also be discussed then.

E. Update on Risk Management and insurance review

Director Hamilton reported that staff has begun pruning insurance costs, resulting in \$19,000 in savings so far. She will continue to review where more savings could be realized. Further direction from City Council is needed regarding increasing deductibles.

A representative from the South Carolina Municipal Insurance Risk & Financing Fund will participate via Zoom at the next meeting to answer Committee member questions.

5. New Business

Discussion and consideration of bids for recodification of City Code

Administrator Kerr said only one bid, from the current provider, was received for the recodification work. He said the bid did not include hosting the City Code, which is likely why

they only received one bid. Committee members agreed to expanding the scope to include hosting and putting the project out to bid again.

6. Miscellaneous Business

The next meeting of the Administration Committee will be held on Tuesday, September 1, 2026 at 1pm.

7. Adjournment

Council Member Ward made a motion to adjourn, and Council Member Miller seconded the motion. The meeting was adjourned at approximately 1:50pm.

Respectfully submitted,

Nicole DeNeane
City Clerk



**Public Services & Facilities Committee Meeting
9:00am, Tuesday, August 4, 2026
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, Streetman and Pierce

Staff Present: Deputy Administrator Kuester, Director Asero, Director Ferrell

Absent: Administrator Kerr

2. Citizen's Comments - none

3. Approval of Previous Meeting's Minutes – July 7, 2026

MOTION: Council Member Streetman made a motion to approve the minutes. Council Member Pierce seconded the motion. The motion passed unanimously.

4. Marina Tenant's Comments – none

5. Departmental Reports

Council Member Pierce asked that future communications further clarify the dropoff spots for camp attendees.

Council Member Pierce asked about the increased level of debris pickup. Director Asero agreed the volume was high for June and it has continued into July. He noted that construction and yard debris pickup has increased and that household waste has remained steady.

Director Asero will share a "State of the Union" for the Public Works Department at the September meeting.

6. Old Business

A. Update and discussion of Waterway Boulevard project

Deputy Administrator Kuester reported that paving work continues. Some new infrastructure needs to be installed at 31st Avenue requiring AT&T to move some utilities which requires a permit from SCDOT. There is no timeline for when that permit might be received. Staff still anticipates a mid-September completion.

Council Member Miars asked about the addition of a crosswalk at 28th Avenue connecting the Recreation Center to the Waterway Boulevard path. Deputy Administrator Kuester said he would look into it.

B. Update and discussion of beach projects

Deputy Administrator Kuester reported that renourishment began on July 27, and to date, Marinex has placed 157,000 cubic yards of sand within Wild Dunes. Dredge operations have stopped during the recent rainy weather. The project remains generally on schedule.

Staff is working with BCM and DES to address some derelict sand fencing that is out of compliance with BCM standards.

Deputy Administrator Kuester stated that at a point in the near future, the public will be unable to walk back and forth along the beach. The public has been notified of the lack of access. He believes that will last for a month. He added that sandbag removal will exacerbate the situation. He will work with Mr. Traynum on possible solutions and timeline.

C. Update and discussion of marina parking lot reconfiguration

Deputy Administrator Kuester reported that Mr. Cline has submitted permitting plans to the County for the marina parking lot. Permitting could take 6-9 weeks. He noted the differences between the concept plans and the permitting plans, including an update to the driveway between the trailer spots to allow for easier truck exit and maneuverability, an added bid alternate for a Barracuda water quality control system, a second bid alternate for a ribbon curve, and modified asphalt to match the existing conditions more closely.

As water quality is an issue related to the permitting, the \$50,000 water quality system will need more discussion when the bids are opened.

Deputy Administrator Kuester said they are working closely with Mr. Cline to stay on top of the timeline due to the “kill switch” in the lease agreement. Updated timelines and planning documents will be available at the September meeting.

D. Update on Marina dredging project work schedule

Deputy Administrator Kuester stated that Geosyntech (formerly ATM) has prepared the plans for bidding. They are awaiting a package from USACE stating the City’s use of the disposal site near the IOP Connector creates no environmental impact on the ICW. The bid process can be initiated before that package arrives, but it is required prior to the start of work.

E. Update on potential beach volleyball court

Deputy Administrator Kuester said that while staff continues to investigate possible locations for a beach volleyball court, it will be hard to do without taking away from pre-existing programs.

Director Ferrell said that a grass court could be a temporary solution that would allow them to gauge interest in the court. She estimates the cost of a grass court could be \$3-\$5,000. She will bring more information to the September meeting.

F. Update on IT Costs

Deputy Administrator Kuester said “big ticket” IT accounts are being pruned. The bid for managed IT services has gone out and there have been several site visits from potential vendors. The bids will be opened on August 28.

G. Discussion of amending trash collection policies as they relate to commercial operations

Director Asero said the City needs an ordinance to deal with “imported” debris. He noted that Wild Dunes has a rule preventing landscapers from leaving debris, but they have no way to enforce it. A cleaner version of the proposed ordinance will be discussed at the September meeting.

7. New Business

A. Discussion and consideration of purchase of Public Works Automated Side Loader (FY 27, Hospitality Fund, \$435K budgeted)

Director Asero said this side loader is in the F27 budget and will provide departmental efficiencies, including savings on temporary labor, but add some maintenance. The truck will be received in the off season, giving staff time to be educated on its use as well as to educate residents on the proper placement of their roll carts.

MOTION: Council Member Pierce made a motion to approve the purchase and recommend the purchase to the Ways & Means Committee for approval. Council Member Miars seconded the motion. The motion passed unanimously.

B. Discussion of trash at the marina

Committee members discussed the problem of trash at the marina following complaints from residents. Director Asero reviewed the trash pickup schedule at the marina, adding that some of the trash has been due to lack of oversight. He said household trash is being placed in the dumpsters. He would like an enclosed trash receptacle when the parking lot and greenspace are complete to prevent people from placing their trash in the area.

Council Member Streetman reported that Mr. Lorenz has committed to trash sweeps of the area.

Deputy Administrator Kuester said he will identify where the dumpsters will be located in the marina parking lot following the parking lot reconfiguration.

8. Miscellaneous Business

The next regular meeting of the Public Services & Facilities Committee will be Tuesday, September 1, 2026 at 9am.

9. Adjournment

Council Member Pierce made a motion to adjourn and Council Member Streetman seconded the motion. The meeting was adjourned at 10:19am.

Respectfully submitted,
Nicole DeNeane
City Clerk



**Public Safety Committee Meeting
11:00am, Tuesday, August 4, 2026
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 Bogosian and Cohen

Absent: Council Member Carroll, Administrator Kerr

Staff Present: Deputy Administrator Kuester, Chief Oliverius, Chief Cornett

Also Present: Jennifer Bihl

2. Citizen's Comments

3. Approval of Previous Meeting Minutes – July 7, 2026

MOTION: Council Member Cohen made a motion to approve the minutes of the July 7, 2026 meeting. Council Member Bogosian seconded the motion. The motion passed unanimously.

4. Old Business

A. Update on Waterway Boulevard Signage

A. Discussion of change to resident parking along Waterway Boulevard

MOTION: Council Member Bogosian made a motion to discuss items 4.A. and 5.A. together. Council Member Cohen seconded the motion. The motion passed unanimously.

Chief Cornett stated that after some investigation for the encroachment permits for the signage along Waterway Boulevard, he would recommend that the two signs at the end of the path noting "Resident Parking Only" be taken down and replaced with "No Motor Vehicles on Path" signs.

Residents will still be permitted to park in legal parking spaces on the other side of the street, but they will not be allowed to park cars on the Waterway Boulevard path. He noted that switching out the signs will speed up the signage process since the previous signs and poles were already permitted.

Deputy Administrator Kuester said staff will begin an education campaign letting residents know of the change.

B. Update on Charleston County EMS partnership at Fire Station 1

Chief Oliverius said there is no update on this item.

C. Update on installation of AI signal software

Deputy Administrator Kuester stated that staff met with Rhythm and Ms. Bihl to discuss the installation of the AI signal software. Ms. Bihl reviewed a list of action items from the meeting including expanding SCDOT's inclusion in the project, developing the SMA (Signal Management Agreement), speaking with the Town of Mt. Pleasant regarding maintenance assistance, and procuring an installer. A kickoff meeting with SCDOT will be scheduled with the intention of having the equipment installed and functioning by March 2027.

D. Update on E-bike usage

Deputy Administrator Kuester has asked City Attorney McMillin to prepare document explaining to Council what State law says about e-bikes. Council Member Bogosian asked that e-scooters be included in the analysis.

E. Discussion of Public Safety-related matrix recommendations

Deputy Administrator Kuester said staff has been reviewing the Public Safety-related matrix recommendations and recommended several to Committee members to be marked as complete or "business as usual." Staff will continue its review and continue to update the Committee on status changes of the recommendations.

5. New Business

B. Discussion of flashing light systems at 20th and 43rd avenues

Chief Cornett said he supports the use of flashing light systems at crosswalks, adding that they have "come a long way" and no longer flash constantly. Lights are activated by pedestrians and flash for a short period of time while crossing the street. He said the City would have to pay for a study prior to any systems being installed. Earlier cost estimates were \$10-\$15,000 per crosswalk.

Council Member Bogosian would like to see the study include a larger area to determine the best place to install the flashing light systems.

Deputy Administrator Kuester will prepare a fact sheet about the light systems. Council Member Bogosian said the Committee will make a recommendation to City Council about system placements after they have reviewed the study and discussed possible funding sources.

6. Departmental Reports

Council Member Bogosian noted that next year's budget conversation related to Public Safety needs to include data related to response to visitor calls for service.

When asked if arrests for serious offenses were up, Chief Cornett said the numbers are higher than last year, but he expects them to decline in August. He added that the increase in numbers can also be attributed to increased proactivity of the officers.

7. Miscellaneous Business

The next meeting of the Public Safety Committee will be on Tuesday, September 1, 2026 at 11am.

8. Adjournment

Council Member Bogosian made a motion to adjourn, and Council Member Cohen seconded the motion. The meeting was adjourned at 11:40am.

Respectfully submitted,

Nicole DeNeane
City Clerk



WAYS & MEANS COMMITTEE MEETING
5:00pm, Tuesday, August 11, 2026
City Hall Council Chambers
1207 Palm Boulevard, Isle of Palms, SC

MINUTES

1. Call to Order

Present: Council members Bogosian, Streetman, Miller, Ward, Carroll, Pierce, Miars, Cohen, Mayor Pounds

Staff Present: Administrator Kerr, Deputy Administrator Kuester, various department heads

2. Citizens' Comments -- none

3. Approval of Previous Meeting's Minutes – July 14, 2026

MOTION: Council Member Pierce made a motion to approve, and Council Member Cohen seconded the motion.

MOTION: Council Member Miller made a motion to amend the minutes:

-noting Council Member Bogosian's absence from the meeting;

-amending the second paragraph under Dashboard of City Operations to read:

"There are 1,715 current short-term rental licenses. Council Member Miller noted with concern the year-over-year growth of this number and the spread of short-term rentals into neighborhoods. She would like City Council to have a conversation at some point soon as a periodic review to address these trends and whether they are going toward or away from where we want to be, given that we accept that we are a family-friendly, primarily residential community. She made the point that timing is right, particularly in light of the City's current rebranding effort."

VOTE: A vote was taken with all in favor of the minutes as amended.

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

Administrator Kerr said an offer for the HR Manager position has been accepted and will begin work on August 21. Some employment offers have been made on two of the five openings for Police Officers. There are two paramedic/firefighter openings and a vacancy for the Assistant Director of Public Works.

Administrator Kerr noted an error in June's short-term rental report. The correct number of short-term rental licenses issued as of 6/20/26 was 1,657. The corrected report has been added to June's meeting packet online.

Council Member Pierce asked that next month's short-term rental report include a detail of short-term rentals by unit.

Council Member Bogosian asked for a review of the numbers associated with Fire Department service calls.

5. Financial Review

A. July Financial Statement

Director Hamilton updated Council on June's FY2026 financial statement by presenting an overview of all funds based on current reports, noting revenue collection was still ongoing at the time the reports were run. The City has collected \$31.5 million against a budget of \$32.6 million, with a forecast of \$33 million. Expenditures stand at \$25.4 million against a \$30 million budget, with a forecast of \$26.7 million.

Director Hamilton noted that additional revenue is anticipated and has already been incorporated into the forecast, including:

- Approximately \$500,000 in broker's insurance license revenue
- \$318,000 in anticipated Municipal Accommodations Tax (ATAX) and beach accommodations revenue (one month remaining)
- \$339,000 forecast for the final quarter of the county pass-through
- Approximately \$275,000 in anticipated Local Option Sales Tax revenue over the final two months of the fiscal year

Director Hamilton also noted that additional expenses may still come in, as department managers have been asked to follow up with vendors regarding any late-June orders or outstanding invoices. As a result, the currently projected net positive of approximately \$6 million for all funds may be somewhat overstated, and she indicated the City will not confirm final figures until all expenses have been closed out.

She pointed out that \$2.6M of the surplus is related to deferred expenses including drainage work at 38th and Palm, undergrounding power lines, and the rescue boat.

Council Member Pierce said it would be "helpful to see how much of that [surplus] is making up the difference between the revenue and expense that is deferred into next year. And also confirm that everything we did not know 4-5 months ago when we were doing the budget, did all that get budgeted into the '27 numbers."

He requested a one-page schedule detailing "what did we anticipate to spend, what we did not spend, what did we spend that had overages" and line them up with grants received.

Director Hamilton reported that the City began the FY27 with an unaudited fund balance of approximately \$57 million, which, after current expenses and net losses of about \$1.7 million, brings the fund balance down to roughly \$55 million — though she noted this figure will continue to shift as the year progresses, since it reflects only one month of activity. She highlighted that the City received \$188,000 in interest revenue for the first month, and noted that the Wild Dunes account, while still earning interest, had not posted any activity in July, so no interest could be recorded for that account yet; it will be recorded once posted.

She introduced a new forecasting schedule covering the three accounts with the majority of financial activity — the General Fund, Capital Fund, and Beach Preservation Fund — built as a combination of a rolling 12-month and trailing 12-month comparison against the same period last year. Reiterating her earlier point, she confirmed the City will likely fall short of its parking revenue projections, with a shortfall of \$149,000 in parking lot revenue and \$196,000 in meter revenue, together representing roughly a \$345,000 deficit against budget. She cautioned that it remains too early to determine whether expenses will show similar variances, but said the schedules will be updated as more data comes in to track the City's position against budget throughout the year.

She then reviewed the capital fund, noting it includes grant funding allocated for drainage projects, and the Beach Preservation Fund, which similarly reflects grant money and associated expenses and revenue as they are recorded.

Turning to the tourism schedules, Director Hamilton noted the City is still operating within FY26 and has not yet received any FY27 revenue. She reported an anticipated final June posting of \$318,000, which, if realized, would put the City 11% ahead of the prior year for Municipal Accommodations Tax. All funds for the State Accommodations Tax have been received, ending the year at \$2.5 million, 4% higher than the previous year. For the County pass-through, one quarter remains outstanding, but an anticipated \$338,000 would bring that figure to 13% higher than prior year. Hospitality tax collections are complete, including the accrual, totaling \$1.5 million and reflecting a 2% increase over the prior year — a notable improvement, she noted, since the prior year had shown a 2% decrease compared to the year before that. Beach Preservation revenue is similarly awaiting its final month, with an anticipated \$318,000 expected to bring that figure to 11% higher than the previous year. Finally, she noted two more months remain for Local Option Sales Tax revenue, estimated at approximately \$275,000, which would bring that category to 6% higher than the prior year if realized.

B. Review of business license and short-term rental license revenue

Director Hamilton presented updated schedules reflecting business license revenue, noting that the originally provided schedules did not include license updates. Administrator Kerr explained that license updates typically occur when a business, most commonly construction contractors such as roofers, obtains an initial business license and base fee for their first job of the license year, then returns to update that license for each subsequent job completed within the year. He noted that these updates had previously been omitted from the reports but have now been incorporated.

Director Hamilton then reviewed the schedules, which compare fiscal year data to license year data, since license issue dates may span multiple years. For FY25, the City collected \$2.2 million in license fees, while \$2.3 million was recorded on the ledger, a difference of about \$116,000. For FY26, \$2.4 million was collected and \$2.3 million recorded, a difference of \$89,000 less than what was reported. She noted a larger discrepancy in reported gross revenue for the same period — \$555 million reported versus \$503 million recorded, a difference of \$52 million — which she attributed to a combination of factors, including a major renovation project in Wild Dunes reported at approximately \$25 million in revenue that year. She explained that some companies report more and others report less in business license revenue, all of which is tied to construction and business activity, but that the City has no way to determine the reasons behind specific discrepancies — only to identify which companies reported more or less in a given period.

Turning to the license-year schedule compared to the City's fiscal year, Director Hamilton reported that for license year 2024–2025, \$2.4 million was reported compared to \$2.3 million on the City's ledger, a difference of \$72,000; for license year 2025–2026, \$2.4 million was reported compared to \$2.3 million, a difference of \$127,000. She noted a larger gross revenue difference between the two license years — \$590 million in license year 2024–2025 compared to \$525 million in license year 2025–2026, a difference of about \$65 million — again attributing part of this to the large renovation project reflected under the license-year timeframe rather than the fiscal year.

For short-term rentals, using the fiscal year period, the City reported \$1.4 million collected, with \$1.5 million recorded to the ledger by issue date, and gross reported revenue of \$140 million for FY26. Comparing the report to the ledger directly, both showed approximately \$1.5 million, a difference of about \$2,300, while gross reported revenue was \$155 million, a difference of \$14 million. Director Hamilton noted that this period likely coincided with two hotels transitioning 119 units out of short-term rental status. For the corresponding license year (May 1 through April 30), the report showed \$1.2 million compared to \$1.5 million on the ledger, with gross reported revenue of \$124 million; for the following license year, \$1.6 million was reported compared to \$1.5 million on the ledger, a difference of \$90,000, with gross reported revenue of \$160 million, a difference of about \$37 million.

Finally, Director Hamilton shared a schedule showing 120 short-term rental licenses showed \$0 income in FY24 and 113 licenses showed \$0 income in FY25. Additionally, 442 business licenses in FY24 and 231 business licenses in FY25 showed \$0 income. A brief discussion occurred around the reasons why a business would report \$0 income. Administrator Kerr will perform a sampling of those businesses to see if he can discern a reason for the lack of reported income.

6. Procurement

A. Report of purchases between \$10,000 and \$25,000 and emergencies

B. Discussion and consideration of purchase of Public Works automated side loader – Shealy Truck \$428,007 (FY27-\$435,000 Hospitality Fund)

MOTION: Council Member Pierce made a motion to approve, and Council Member Streetman seconded the motion. The motion passed unanimously.

7. **Old Business – none**

8. **New Business**

A. **Discussion of positive net result and purchase of ladder truck**

Administrator Kerr reminded the Committee that the FY27 budget has the City financing the ladder truck which includes an associated millage increase for that debt. If the City is going to borrow money to purchase the truck, the work for that must begin within the next 30 days. The decision must be made prior to September so that the proper millage rate can be sent to the County.

Mayor Pounds recommended the City pay cash for the ladder truck out of the General Fund.

Director Hamilton will prepare a schedule of the proposed disbursement of the budget surplus for City Council to consider at the August meeting.

B. **Discussion of method of future sale of surplus ladder truck**

Administrator Kerr said the company building the new ladder truck suggested that the City use an auction site, Garage, to sell the surplus ladder truck. The City holds an appraisal of \$250,000 on the truck.

With Council's approval, staff would like to list the truck with a "Buy It Now" price of \$350,000 with a reserve of \$330,000. If a bid comes in lower than the reserve, the matter will come back to City Council. The auction site has a 10% commission fee. The truck will be available in mid-December.

There was a consensus of the Committee to move forward as discussed.

C. **Discussion and consideration of raising capital limit to \$10,000**

Director Hamilton asked the Committee to consider raising the City's capitalization threshold from \$5,000 to \$10,000 (or higher), so smaller equipment purchases no longer need to be individually capitalized — a change she notes would not affect the City's financial statements. This change is being recommended by GFOA.

Council Member Pierce would like to know what surrounding municipalities are doing as a benchmark, a report of the financial impact, and a list of assets between \$5,000-\$10,000. He would also like to see a letter detailing the recommendation.

D. **Discussion and consideration of procurement code amendments**

Administrator Kerr presented proposed amendments to the City's purchasing procedures, developed by the Administration Committee, primarily addressing the exemptions under which the City is not required to use competitive procurement (bidding, RFBs, or RFPs). He characterized much of the proposed language as cleanup and clarification of existing exemptions,

some of which stem from past procurement issues, and cited routine works of art and holiday decorations as an example category.

He noted that the Committee spent significant time discussing the City's practices for procuring professional services, which remains on the list of exemptions. The Committee ultimately recommended changing the code's language from "shall not apply" to "may not apply" regarding competitive procurement of professional services — giving Council discretion on whether to competitively bid such services rather than an outright exemption. He noted this is the most frequently used exemption and that the recommended change represents a modest shift from, but is largely consistent with, the City's historical practice in this area.

He added that certain industries – architectural and engineering – are not permitted by their professional standards to participate in competitive bidding processes. He also noted that City Council currently has the authority to direct staff to rebid a project. City Council also must approve every purchase that exceeds \$25,000 with the exception of emergency purchases plus anything not budgeted.

When asked about whether or not these changes would slow down the procurement process, Administrator Kerr noted the change of “shall” to “may” removed his reservations about the changes.

MOTION: Mayor Pounds made a motion to recommend the changes to the procurement code and process to City Council for consideration. Council Member Bogosian seconded the motion. The motion passed unanimously.

E. Update on efforts to reduce spending by \$1M and increase revenue by \$1M

Administrator Kerr said cost savings realized to date mainly across IT and insurance comes to \$58,950. The effort to reduce costs is an ongoing effort. The RFP for managed IT services is due back August 28. The topic will remain on the agenda.

9. Miscellaneous

The next meeting of the Ways & Means Committee will be Tuesday, September 8, 2026 at 5pm.

10. Adjournment

Council Member Ward made a motion to adjourn the meeting, and Council Member Streetman seconded the motion. The meeting was adjourned at 6:24pm.

Respectfully submitted,

Nicole DeNeane
City Clerk



**Planning Commission Meeting
4:00pm, Wednesday, August 12, 2026
1207 Palm Boulevard, Isle of Palms, SC and
broadcasted live on YouTube: <https://www.youtube.com/user/cityofisleofpalms>**

MINUTES

1. Call to Order

Present: Ron Denton, Bill Laughlin, Sandy Stone, Tim Ahmuty, Rich Steinert

Absent: Sue Nagelski, Jeffrey Rubin

Staff present: Administrator Kerr

2. Approval of minutes

MOTION: Mr. Stone made a motion to approve the minutes of the July 8, 2026 meeting. Mr. Steinert seconded the motion. The motion passed unanimously.

3. Discussion of commercial district parking requirements

Administrator Kerr provided the Commission with background on a matter referred by City Council regarding the proposed reconstruction of the Acme restaurant. He advised that the property owners had approached Council with two requests related to the project.

The first request concerns continued operation of the business, without staff layoffs, during the construction period, estimated at approximately one year or slightly less. As the Zoning Ordinance requires operational businesses to maintain a specified level of parking at all times, Administrator Kerr noted that an agreement permitting temporary use of the municipal parking lot during construction would likely resolve this issue, and that a mechanism for such an arrangement may already exist within the existing code. He indicated Council appeared willing to consider this option.

The second request, which Council has specifically referred to the Planning Commission for review, is for a general reduction in the parking requirement applicable to the restaurant. The Administrator summarized the applicant's rationale as follows: (1) the GC2 zoning district (Ocean Boulevard), located nearby, imposes no parking requirement and in fact prohibits parking on "skinny lots"; and (2) a significant portion of the restaurant's patronage arrives on foot from nearby hotels and condominiums rather than by vehicle, which the applicant contends supports a differentiated parking standard.

He further explained that parking capacity directly determines allowable restaurant size under the Zoning Ordinance, which ties permitted capacity to the number of seats and the number of employees on a maximum shift. He noted that the applicant has historically been aware that available parking constrains the scale of its operations.

City Council's intent in referring the item to the Planning Commission was to obtain an independent, informed review of the request given the Commission's familiarity with the zoning code and building regulations, rather than to direct a particular outcome.

Mr. Simons of Acme Restaurant explained to the Commissioners his preference for a 250-seat restaurant that would include space for private events.

Commissioners discussed several options, including the ideas prepared by Mr. Laughlin in the document attached to the minutes, "Potential Front Beach Zoning and Parking Adjustments."

Administrator Kerr encouraged the Commissioners to think on the issue for the next month. They will discuss the matter at the September meeting in the hopes of sending a recommendation to City Council for consideration.

4. Discussion and consideration of residential lighting ordinance

Administrator Kerr reminded the Commission of the work they did on a previous lighting ordinance. He shared that City Council has expressed a preference for the version in the meeting packet that no longer includes the amendments suggested by the Commission.

Mr. Laughlin suggested changing "shining directly onto" to "illuminating and "shine directly onto" to illuminate.

MOTION: Mr. Laughlin made a motion to recommend the amended version of the ordinance to City Council for consideration. Mr. Denton seconded the motion. A vote was taken as follows:

Ayes: Denton, Ahmuty, Laughlin, Steinert, Nagelski

Nays: Stone

The motion passed 5-1.

5. Miscellaneous

The next meeting of the Planning Commission will be Wednesday, September 9, 2026 at 4:00pm.

6. Adjournment

Mr. Laughlin made a motion to adjourn, and Mr. Steinert seconded the motion. The meeting was adjourned at 5:19pm.

Respectfully submitted,

Nicole DeNeane
City Clerk

Potential Front Beach Zoning and Parking Adjustments

by BL 8/11/2026

Part 1 – Reduce Restaurant Parking Requirements in GC-2 (Front Beach)

Sec. 5-4-113. Application of parking requirements.

(g) Requirements for GC-2 district. Notwithstanding any other provision of this chapter to the contrary, off-street parking is permitted within the GC-2 district on any lot which contains at least one hundred twenty feet (120') of frontage on a public street. Any automobile parking pursuant to this section shall comply with the provisions of section 5-4-12(n) and (o). There shall be no off-street parking permitted for any lot within the GC-2 district which contains less than one hundred twenty feet (120') of frontage on a public street. The minimum number of required parking spaces for restaurant uses within the GC-2 district shall be fifty percent (50%) of the number otherwise required by Section 5-4-112. Where the resulting calculation contains a fraction, the required number shall be rounded up to the next whole number.

Zoning	
	GC1
	GC2
	GC3
	LC
	PDD
	SR1
	SR2
	SR3

Examples of impact of 50% Reduction:

- 150 seats + 15 employees = 22 required spaces
- 250 seats + 15 employees = 34 required spaces
- 350 seats + 15 employees = 47 required spaces

Part 2 – Expand the GC-2 (Front Beach) District

Scenario 1 — Gateway approach

If the objective were to create a more consistent commercial gateway into Front Beach, what should the GC-2 boundary include?



Scenario 2 — Limited approach

If the objective were to consider only the immediate commercial area along J.C. Long Boulevard, what should the GC-2 boundary include?



*** This is a conceptual discussion exhibit only — not a proposed ordinance or rezoning recommendation.

Sec. 5-4-36. - GC-1 and GC-3 general commercial districts.

- (a) In addition to all other applicable requirements of this chapter and other City ordinances, the requirements for the GC-1 district are as follows:
- (1) *Purpose.* The purpose of the GC-1 general commercial district is:
 - a. To encourage the development of a less densely constructed, economically healthy business environment with family-oriented businesses directed primarily to island residents in buildings designed and sited to accommodate automobile and pedestrian traffic.
 - b. To discourage uses which generate noise, vibration, glare, dust and odor or are offensive to the health, safety and morals of a residential, family-oriented community.
 - (2) *Permitted uses.* See section 5-4-38 for uses permitted in the GC-1 general commercial district.
 - (3) *Minimum yard requirements.* Minimum yard requirements in the GC-1 general commercial district are as follows:
 - a. *Front yard:* Zero feet (0').
 - b. *Side yard:* Ten feet (10').
 - c. *Rear yard:* Fifteen feet (15').
 - d. *Lot frontage:* Twenty feet (20') on a public or private street.

Vehicle access to the lot from a public or private street shall be provided within the required lot frontage.
 - (4) *Maximum height.* The maximum height in the GC-1 general commercial district shall be forty feet (40').
 - (5) *Additional development requirements.* Refuse containers shall be screened from public view with materials compatible with principal structure or landscaping.
- (b) In addition to all other applicable requirements of this chapter and other City ordinances, the requirements for the GC-3 district are as follows:
- (1) *Purpose.* The purpose of the GC-3 general commercial district is:
 - a. To encourage the development of a less densely constructed, economically healthy business environment with family-oriented businesses directed primarily to island residents in buildings designed and sited to accommodate automobile and pedestrian traffic, and to allow development of single-family dwellings subject to certain restrictions.
 - b. To discourage uses which generate noise, vibration, glare, dust and odor or are offensive to the health, safety and morals of a residential, family-oriented community.
 - (2) *Permitted uses.* See section 5-4-38 for uses permitted in the GC-3 general commercial district.
 - (3)

Minimum yard requirements. Minimum yard requirements in the GC-3 general commercial district are as follows:

- a. *Front yard:* Twenty-five feet (25').
- b. *Side yard:* Ten feet (10').
- c. *Rear yard:* Fifteen feet (15').
- d. *Lot frontage:* Twenty feet (20') on a public or private street.

Vehicle access to the lot from a public or private street shall be provided within the required lot frontage.

- (4) *Maximum height.* The maximum height in the GC-3 general commercial district shall be forty feet (40').
- (5) *Additional development requirements.* Additional development requirements in the GC-3 general commercial district are as follows:
 - a. Refuse containers shall be screened from public view with materials compatible with principal structure or landscaping.
 - b. See section 5-4-38(12) for additional regulations regarding single-family dwellings.

(Ord. No. 2015-15, § 1, 2-23-2016)

Sec. 5-4-37. - GC-2 General commercial district.

(1) Purpose.

- (a) To encourage the development of densely constructed, economically healthy business environment with family-oriented businesses directed primarily to island residents and beach goers in buildings designed and sited to primarily accommodate the pedestrian traffic of the front beach commercial area.
- (b) To discourage uses which are inherent generators of noise, vibration, glare, dust and odor or are offensive to the health, safety and morals of a residential, family-oriented community.

(2) Permitted uses. See section 5-4-38.

(3) Minimum yard requirements.

- (a) No part of a structure, with the exception of permitted dune walkovers, shall be located seaward more than two hundred (200) feet from the right-of-way of Ocean Boulevard. No other setbacks are required, provided that the structures comply with the requirements established for the City's fire district.
- (b) Lot frontage: 15 feet on a public or private street. Vehicle access to the lot from a public or private street, if provided, shall be located within the required lot frontage.

(4) *Maximum height: 40 feet.*

(5) *Additional development requirements.* Refuse containers shall be screened from public view with materials compatible with principal structure or landscaping.

(Ord. No. 2015-15, § 1, 2-23-2016)



ENVIRONMENTAL ADVISORY COMMITTEE

4:00pm, Thursday, August 13, 2026

1207 Palm Boulevard, Isle of Palms, SC

and broadcasted live on YouTube: <https://www.youtube.com/user/cityofisleofpalms>

MINUTES

1. Call to order

Present: Laura Lovins, Sean Popson, Cindy Marrs, Todd Murphy, Britton Foy, Charlotte Webster

Staff Present: Administrator Kerr, Council Member Miars

Absent: Susan Smith, Eric Cicora, Deputy Administrator Kuester

2. Approval of previous meeting's minutes

MOTION: Mr. Murphy made a motion to approve the minutes of the July 9, 2026 meeting, and Mr. Foy seconded the motion. The minutes passed unanimously.

3. Citizen's Comments -- none

4. Presentation – none

5. Old Business

A. Discussion of revision to Palm Path Brochure and next steps

Committee members suggested word changes and discussed their preferences for the graphics included in the brochure. Mr. Murphy said he is waiting for additional feedback from Mr. Hugh Swingle of the Family Vacation Rental Group. Mr. Swingle suggested the brochures be laminated so they can be included in informational brochures left in each rental unit.

Administrator Kerr would like to know how many brochures are needed to estimate costs, therefore determining how the brochures will be funded. He will also share the most recent draft with the Public Safety Committee. Both Chief Cornett and Chief Oliverius have reviewed the brochure for accuracy.

Another draft will be discussed at the October meeting.

B. Discussion of tree bank program and next steps

Committee members reviewed the changes to the tree bank program. Suggested revisions to the program's parameters included decreasing the number of preferred species, adjustments to the spending caps, striking the reference to an HOA, and removal of the tiers from the matrix.

An amended version of the program will be reviewed in October.

C. Discussion of draft ordinance related to Section 6-1-32 to keep property clean ordinance-specific to dumpsters

Committee members expressed their support for the ordinance.

MOTION: Mr. Murphy made a motion to recommend the draft ordinance related to Section 6-1-32 to City Council for consideration. Ms. Popson seconded the motion. The motion passed unanimously.

Ms. Lovins will prepare a recommendation for City Council's August 25 meeting.

6. New Business

A. Discussion of College of Charleston intern possibility for EAC project work

Ms. Lovins explained the possibility of the City hiring an intern from the College of Charleston to conduct work pertinent to Committee concerns. Three such options included in the meeting packet were discussed.

Ms. Lovins expressed her strong preference for the project focusing on septic tanks. She will read and share the thesis statement related to the project. The Committee will discuss the matter further at their October meeting.

MOTION: Mr. Murphy made a motion to move items 6.B. and 6.C. to the October agenda. Mr. Foy seconded the motion. The motion passed unanimously.

B. Discussion of EAC Table at IOP Rec Center Lunch and Learn on Composting

Ms. Lovins said she would work with PIO Uys on this topic as the event is in September.

C. Protocol for publication of articles on public sites

To be discussed at the October meeting.

D. Next month's agenda – Resilience Training 101 with Catherine Minn, SCOR

Administrator Kerr reported that Ms. Minn will not be conducting the training next month. City Council will be notified and invited to the training.

7. **Miscellaneous**

The next meeting of the Environmental Advisory Committee will be Thursday, September 10, 2026 at 4pm.

8. **Adjournment**

The meeting was adjourned at 5:37pm.

Respectfully submitted,

Nicole DeNeane
City Clerk

ORDINANCE 2026-07

AN ORDINANCE AMENDING TITLE 5- PLANNING AND DEVELOPMENT, CHAPTER 4- ZONING, ARTICLE 1- GENERAL PROVISIONS, TO REGULATE NEW AND EXISTING OUTDOOR LIGHTING FOR RESIDENTIAL STRUCTURES.

WHEREAS, excessive outdoor lighting can degrade natural habitats, disrupt wildlife behavioral patterns, and diminish the quality of our nocturnal environment; and,

WHEREAS, light trespass—defined as illumination that extends beyond its intended boundaries—harms the privacy and enjoyment of neighboring properties; and,

WHEREAS, the City of Isle of Palms recognizes the importance of preserving natural areas, protecting wildlife habitats, and respecting the character and privacy of residential neighborhoods; and

WHEREAS, the Isle of Palms City Council has the authority to amend its Code of Ordinances when deemed to be in the best interest of the citizens of the City and now desires to do so by regulating artificial lighting associated with residential structures.

BE IT ORDAINED AND ENACTED BY THE MAYOR AND COUNCIL MEMBERS OF THE CITY OF ISLE OF PALMS, SOUTH CAROLINA, IN CITY COUNCIL ASSEMBLED:

SECTION 1. That Section 5-4-17(d)(1) be amended to delete mention of low-pressure sodium bulbs as follows:

- (1) Streetlights shall be located so that most of their illumination will be directed away from the beach. These lights shall be equipped with shades or shields that will prevent backlighting and render them not visible from the beach.

SECTION 2. That new Section 5-4-18 be inserted as follows and subsequent Sections be renumbered in sequence:

Section 5-4-18. New and Existing Residential Development.

- (a) Outdoor lighting shining directly onto the Intracoastal Waterway, marsh, or other natural areas outside of the owner's property shall be extinguished (turned off) when the outdoor area is not in active use or occupancy.
- (b) Outdoor lighting on residential structures shall not shine directly onto any adjacent property.
- (c) Light fixtures on residential properties in excess of 40 watts or 300 lumens shall be installed so that the lamp or light-emitting is not visible beyond the property

line.

- (d) Upwardly-directed lighting fixtures, defined as any floodlight, spotlight or focused beam aimed above horizontal plane, shall not exceed 200 lumens. These lights must be turned off between 10:00pm and 7:00 am. (Total upwardly-directed lighting for the property may not exceed 0.1 lumens per sq ft.)
- (e) All exterior lighting must be rated at or below 3000 Kelvin.
- (f) Exemptions:
 - a. Temporary holiday or decorative lighting, used for no more than 45 days per year.
 - b. Emergency lighting used by law enforcement, fire, or emergency services.
 - c. Lighting required by federal, state, or county agencies, provided it is no brighter than necessary for compliance.

SECTION 3. That should any part of this Ordinance be held invalid by a Court of competent jurisdiction, the remaining parts shall be severable therefrom and shall continue to be in full force and effect.

SECTION 4. That all ordinances or parts of ordinances conflicting with the provisions of this Ordinance are hereby repealed insofar as the same affect this Ordinance.

SECTION 5. That this Ordinance take effect and be in full force immediately.

PASSED AND APPROVED BY THE CITY COUNCIL FOR THE CITY OF ISLE OF PALMS, ON THE _____ DAY OF _____, 2026.

Phillip Pounds, Mayor

(Seal)

Attest:

Nicole DeNeane, City Clerk

First Reading: _____

Public Hearing: _____

Second Reading: _____

Ratification: _____

ORDINANCE 2026-07

AN ORDINANCE AMENDING TITLE 5- PLANNING AND DEVELOPMENT, CHAPTER 4- ZONING, ARTICLE 1- GENERAL PROVISIONS, TO REGULATE NEW AND EXISTING OUTDOOR LIGHTING FOR RESIDENTIAL STRUCTURES.

WHEREAS, excessive outdoor lighting can degrade natural habitats, disrupt wildlife behavioral patterns, and diminish the quality of our nocturnal environment; and,

WHEREAS, light trespass—defined as illumination that extends beyond its intended boundaries—harms the privacy and enjoyment of neighboring properties; and,

WHEREAS, the City of Isle of Palms recognizes the importance of preserving natural areas, protecting wildlife habitats, and respecting the character and privacy of residential neighborhoods; and

WHEREAS, the Isle of Palms City Council has the authority to amend its Code of Ordinances when deemed to be in the best interest of the citizens of the City and now desires to do so by regulating artificial lighting associated with residential structures.

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Section 5-4-18. New and Existing Residential Development.

- (a) Outdoor lighting illuminating ~~shining directly onto~~ the Intracoastal Waterway, marsh, or other natural areas outside of the owner's property shall be extinguished (turned off) when the outdoor area is not in active use or occupancy.
- (b) Outdoor lighting on residential structures shall not illuminate ~~shine directly onto~~ any adjacent property.
- (c) Light fixtures on residential properties in excess of 40 watts or 300 lumens shall be installed so that the lamp or light-emitting is not visible beyond the property

line.

- (d) Upwardly-directed lighting fixtures, defined as any floodlight, spotlight or focused beam aimed above horizontal plane, shall not exceed 200 lumens. These lights must be turned off between 10:00pm and 7:00 am. (Total upwardly-directed lighting for the property may not exceed 0.1 lumens per sq ft.)
- (e) All exterior lighting must be rated at or below 3000 Kelvin.
- (f) Exemptions:
 - a. Temporary holiday or decorative lighting, used for no more than 45 days per year.
 - b. Emergency lighting used by law enforcement, fire, or emergency services.
 - c. Lighting required by federal, state, or county agencies, provided it is no brighter than necessary for compliance.

SECTION 3. That should any part of this Ordinance be held invalid by a Court of competent jurisdiction, the remaining parts shall be severable therefrom and shall continue to be in full force and effect.

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SECTION 5. That this Ordinance take effect and be in full force immediately.

PASSED AND APPROVED BY THE CITY COUNCIL FOR THE CITY OF ISLE OF PALMS, ON THE _____ DAY OF _____, 2026.

Phillip Pounds, Mayor

(Seal)

Attest:

Nicole DeNeane, City Clerk

First Reading: _____

Public Hearing: _____

Second Reading: _____

Ratification: _____

ORDINANCE 2026-08

AN ORDINANCE TO AMEND TITLE 1, CHAPTER 10, PURCHASING PROCEDURES, OF THE CITY OF ISLE OF PALMS CODE OF ORDINANCES TO REVISE COMPETITIVE PROCUREMENT EXCEPTIONS AND MULTI-TERM CONTRACT REQUIREMENTS.

WHEREAS, City Council recognizes that the City's purchasing procedures should promote fair and open competition, fiscal responsibility, transparency, and the prudent expenditure of public funds; and

WHEREAS, Title 1, Chapter 10 of the City Code establishes the City's purchasing procedures, including competitive procurement requirements, exceptions to those requirements, and procedures governing multi-term contracts; and

WHEREAS, City Council has reviewed the existing competitive procurement exceptions and finds that certain provisions should be clarified, narrowed, consolidated, or removed to better balance administrative efficiency with the benefits of competition; and

WHEREAS, City Council desires to clarify the approval requirements applicable to procurement exceptions and to require that the basis for an emergency procurement be documented and reported to City Council; and

WHEREAS, City Council further desires to revise the professional services exception and remove certain categorical exceptions so that competitive procurement will be used more consistently when practical and advantageous to the City; and

WHEREAS, City Council finds it appropriate to retain specific exceptions for circumstances including sole-source procurements, certain utility and equipment-related expenditures, cooperative or piggyback procurements, and purchases made through State contracts; and

WHEREAS, City Council further finds that contracts for supplies or services should generally be limited to a term of five years, while preserving City Council's authority, by majority vote, to approve a longer term when doing so is in the best interest of the City; and

WHEREAS, City Council finds that these amendments will strengthen accountability, preserve necessary procurement flexibility, and promote the City's ability to obtain goods and services on fair and reasonable terms.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Isle of Palms, South Carolina, in duly assembled meeting, that the City Code is hereby amended as set forth herein.

SECTION 1. That Title 1, Chapter 10, Section 1-10-4 be amended to read as follows:

Sec. 1-10-4. Competitive procurement requirements; exceptions.

(a) *When required.*

- (1) Expenditures of \$5,000.00 or less: Competitive procurement is not required for expenditures of \$5,000.00 or less if prices are considered by the Purchasing Agent or Department Head to be fair and reasonable.
- (2) Expenditures exceeding \$5,000.00: Before any purchases or contracts for supplies, materials, equipment or services exceeding \$5,000.00 are made, the Purchasing Agent or Department Head shall give reasonable opportunity for competitive procurement.
 - (i) For purchases or contracts in excess of \$5,000.00 but not more than \$10,000.00, the Purchasing Agent or Department Head shall obtain either verbal or written competitive price quotes from at least two (2) vendors, unless only one (1) vendor is available. Informal quotes may be accepted verbally or via email, provided that the Purchasing Agent or Department Head

retains appropriate documentation consisting of the name of the vendor, price quote, name of vendor's representative providing the quote, and the date of quote.

- (ii) For purchases or contracts in excess of \$10,000.00 but not more than \$25,000.00, the Purchasing Agent or Department Head shall obtain at least three (3) informal written bids, unless three (3) vendors are not available. Informal written bids may be accepted via email.
 - (iii) Purchases or contracts in excess of \$25,000.00 shall be awarded pursuant to the formal competitive sealed bidding or competitive sealed proposals methods as provided in section 1-10-5, unless otherwise provided in this chapter.
- (3) No contract or purchase shall be subdivided to avoid the competitive procurement requirements of this section.
 - (4) The Purchasing Agent or City Council has the authority to cancel a request for bids or proposals or other solicitation, and to reject any or all bids or proposals in whole or in part, and to waive informalities or irregularities in bids or proposals received when it is determined to be in the best interest of the City.

(b) *Exceptions.*

- (1) The approval requirements set forth in section 1-10-3 shall apply to the expenditures listed in each exception herein; provided, however, that City Council approval shall not be required for emergency purchases pursuant to subsection (b)(2) of this section.
- (2) In the event of any emergency affecting the public welfare, health or safety, the competitive procurement requirements of this section shall not apply. A full report of any emergency purchase, including the determination and the basis of the emergency, shall be filed by the Purchasing Agent with City Council and shall be entered in the minutes of Council.
- (3) The competitive procurement requirements of this section may not apply to the procurement of professional services where the person employed is customarily employed on a fee basis such as legal, medical, appraiser, auditor or accounting services. Nothing herein shall be deemed to prohibit the City from using competitive procurement procedures for professional services if City Council determines it is in the best interests of the City.
- (4) The following types of expenditures are exempt from the competitive procurement requirements of this section:
 - (i) Utilities including gas, electric, water and sewer;
 - (ii) Maintenance and repairs to vehicles, machinery or equipment necessary in providing an essential City service;
 - (iii) Maintenance or service contracts which are made with the manufacturer or authorized service agent;
 - (iv) Replacement parts of existing equipment supplied by the original equipment manufacturer or authorized dealer.
- (5) An expenditure may be made without competitive procurement when the Purchasing Agent reasonably determines that there is only one (1) qualified source for the required goods or services, or that a particular source has a unique ability or knowledge with respect to the required goods or services, or when there is only one (1) source which is compatible with existing equipment, software, systems, or services and the Purchasing Agent sets forth such determination and the basis therefor in a written statement submitted to City Council and entered in the minutes of Council.
- (6) The Purchasing Agent may obtain goods and services from an awarded bidder in a competitive bidding process utilized within the preceding twelve (12) months by another political subdivision of the state for substantially the same goods or services when the Purchasing Agent has good reason to believe that the awarded bidder is the lowest qualified bidder at the time the City obtains such goods and services.
- (7) Competitive procurement shall not be required for goods and services purchased through a state contract awarded by the purchasing division of the State of South Carolina, or when an item that is

equivalent or superior to a state contract item is purchased at a price equal to or less than the state contract price.

SECTION 2. That Title 1, Chapter 10, Section 1-10-8 be amended to read as follows:

Sec. 1-10-8. Multi-term contracts.

Unless otherwise provided by law, a contract for supplies or services may be entered into for a period of up to five (5) years, unless a longer term is determined to be in the best interest of the City by a majority of City Council, provided the term of the contract and conditions of renewal or extension, if any, are included in the original solicitation and funds are available for the first fiscal period at the time of contracting. When funds are not appropriated or otherwise made available to support continuation of performance in a subsequent fiscal period, the contract shall be canceled with no penalty to the City and such condition shall be included as a provision of the multi-term contract.

SECTION 3. That should any part of this Ordinance be held invalid by a Court of competent jurisdiction, the remaining parts shall be severable therefrom and shall continue to be in full force and effect.

SECTION 4. That all ordinances or parts of ordinances conflicting with the provisions of this Ordinance are hereby repealed insofar as the same affect this Ordinance.

SECTION 5. That this Ordinance take effect and be in full force immediately.

**PASSED AND APPROVED BY THE CITY COUNCIL FOR THE CITY OF ISLE OF PALMS,
ON THE _____ DAY OF _____, 2026.**

Phillip Pounds, Mayor (Seal)

Attest:

Nicole DeNeane, City Clerk

First Reading: _____

Second Reading: _____

Ratification: _____

CHAPTER 10. PURCHASING PROCEDURES¹

Sec. 1-10-1. Purchasing agent; specified duties.

The City Administrator or City Administrator's designee shall serve as the Purchasing Agent for the City. The Purchasing Agent shall be responsible for and supervise:

- (a) The purchase of supplies, materials and equipment and contractual services required by any office, department or agency of the City.
- (b) The storage and distribution of all supplies, materials and equipment required by any office, department or agency of the City.
- (c) Establishing written specifications, whenever practicable, for supplies, materials and equipment required by any office, department or agency of the City. Such specifications shall be definite and certain.
- (d) Maintaining, whenever practicable, a perpetual inventory record of all materials, supplies or equipment stored in storerooms or warehouses.
- (e) Obtaining as full and open competition as practical on all purchases, contracts and sales.

(Ord. No. 2017-01, § 1, 2-28-2017)

Sec. 1-10-2. Formal contract procedure.

Except as otherwise provided herein, all expenditures exceeding \$25,000.00 shall be made by formal written contract. Any expenditure not exceeding the amount of \$25,000.00 may be made in accordance with small purchase procedures promulgated by the Purchasing Agent; provided, however, that no contract or purchase shall be subdivided to avoid the requirements of this section.

(Ord. No. 2017-01, § 1, 2-28-2017)

Sec. 1-10-3. Approval of expenditures, sales and contract assignments.

- (a) Council approval shall be required for the following expenditures, sales and contract assignments:
 - (1) Unbudgeted expenditures in excess of \$10,000.00;
 - (2) All expenditures in excess of \$25,000.00;
 - (3) All sales of personal property when the estimated value exceeds \$10,000.00; and
 - (4) Assignments of contracts in excess of \$10,000.00.

¹Editor's note(s)—Ord. No. 2017-01, § 1, adopted Feb. 28, 2017, repealed the former Ch. 10, §§ 1-10-1—1-10-15, and enacted a new Ch. 10 as set out herein. The former Ch. 10 pertained to similar subject matter and derived from Ord. No. 2004-2, § 1(1-10-1—1-10-15), adopted April 27, 2004; Ord. No. 2005-1, § 1, adopted March 22, 2005; and Ord. No. 2013-11, § 1, adopted Oct. 22, 2013.

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- (b) The Purchasing Agent may authorize the following expenditures, sales and contract assignments without Council approval:
- (1) All expenditures of \$10,000.00 or less;
 - (2) Purchases of gasoline, which otherwise comply with the terms of this chapter, in amounts not to exceed \$25,000.00;
 - (3) All sales of personal property when the estimated value is \$10,000.00 or less; and
 - (4) Assignments of contracts that are \$10,000.00 or less.
- (c) The Purchasing Agent may also authorize any budgeted expenditure approved in the current fiscal year's budget, where the price does not exceed the budget estimate by more than ten percent (10%), if the total expenditure does not exceed \$25,000.00. The Purchasing Agent shall submit a report of the expenditure to City Council which shall be entered in the minutes of Council.

(Ord. No. 2017-01, § 1, 2-28-2017)

Sec. 1-10-4. Competitive procurement requirements; exceptions.

- (a) *When required.*
- (1) Expenditures of \$5,000.00 or less: Competitive procurement is not required for expenditures of \$5,000.00 or less if prices are considered by the Purchasing Agent or Department Head to be fair and reasonable.
 - (2) Expenditures exceeding \$5,000.00: Before any purchases or contracts for supplies, materials, equipment or services exceeding \$5,000.00 are made, the Purchasing Agent or Department Head shall give reasonable opportunity for competitive procurement.
 - (i) For purchases or contracts in excess of \$5,000.00 but not more than \$10,000.00, the Purchasing Agent or Department Head shall obtain either verbal or written competitive price quotes from at least two (2) vendors, unless only one (1) vendor is available. Informal quotes may be accepted verbally or via email, provided that the Purchasing Agent or Department Head retains appropriate documentation consisting of the name of the vendor, price quote, name of vendor's representative providing the quote, and the date of quote.
 - (ii) For purchases or contracts in excess of \$10,000.00 but not more than \$25,000.00, the Purchasing Agent or Department Head shall obtain at least three (3) informal written bids, unless three (3) vendors are not available. Informal written bids may be accepted via email.
 - (iii) Purchases or contracts in excess of \$25,000.00 shall be awarded pursuant to the formal competitive sealed bidding or competitive sealed proposals methods as provided in section 1-10-5, unless otherwise provided in this chapter.
 - (3) No contract or purchase shall be subdivided to avoid the competitive procurement requirements of this section.
 - (4) The Purchasing Agent or City Council has the authority to cancel a request for bids or proposals or other solicitation, and to reject any or all bids or proposals in whole or in part, and to waive informalities or irregularities in bids or proposals received when it is determined to be in the best interest of the City.
- (b) *Exceptions.*
- (1) ~~In the event of any emergency affecting the public welfare, health or safety, the competitive procurement requirements of this section shall not apply. A full report of any emergency purchase shall~~

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(Supp. No. 27)

~~be filed by the Purchasing Agent with City Council and shall be entered in the minutes of Council. The approval requirements set forth in section 1-10-3 shall apply to the expenditures listed in each exception herein; provided, however, that City Council approval shall not be required for emergency purchases pursuant this section (b) (2). (Note: combined section (1), (8), (9) as discussed).~~

- ~~(2)~~ In the event of any emergency affecting the public welfare, health or safety, the competitive procurement requirements of this section shall not apply. A full report of any emergency purchase, including determination and the basis of the emergency, shall be filed by the Purchasing Agent with City Council and shall be entered in the minutes of Council.
- ~~(32)~~ The competitive procurement requirements of this section ~~may~~~~shall~~ not apply to the procurement of professional services where the person employed is customarily employed on a fee basis ~~rather than by competitive bidding~~ such as legal, medical, ~~consulting~~, appraiser, auditor or accounting services. ~~The Purchasing Agent may secure professional services by direct negotiation and selection, taking into account the type of services required, the proximity (location) of the professional providing the services, the capability of the professional to produce the required service within a reasonable time, past performance, and the ability to meet budget requirements.~~ Nothing herein shall be deemed to prohibit the City from using competitive procurement procedures for professional services if City Council determines it is in the best interests of the City.
- ~~(43)~~ The following types of expenditures are exempt from the competitive procurement requirements of this section:
- (i) Utilities including gas, electric, water and sewer;
 - (ii) ~~Information technology;~~
 - (iii) Maintenance and repairs to vehicles, machinery or equipment necessary in providing an essential City service;
 - (iv) Maintenance or service contracts which are made with the manufacturer or authorized service agent;
 - (v) Replacement parts of existing equipment supplied by the original equipment manufacturer or authorized dealer;
 - (vi) ~~Routine, recurring purchases (e.g., office supplies);~~
 - (vii) ~~Works of art and holiday decorations for public display;~~
 - (viii) ~~Competitive online bidding, including, but not limited to, reverse auctions.~~
 - (ix) ~~Corrective work necessary for repairing or replacing faulty or defective workmanship, design or materials, as determined by the Purchasing Agent.~~
- ~~(54)~~ An expenditure may be made without competitive procurement when the Purchasing Agent reasonably determines that there is only one (1) qualified source for the required goods or services, or that a particular source has a unique ability or knowledge with respect to the required goods or services, or when there is only one (1) source which is compatible with existing equipment, software, systems, or services and the Purchasing Agent sets forth such determination and the basis therefor in a written statement submitted to City Council and entered in the minutes of Council.
- ~~(65)~~ ~~An expenditure may be made without competitive procurement when an item is required for trial use or testing. The Purchasing Agent shall set forth such determination and the basis therefor in a written statement submitted to City Council and entered in the minutes of Council. (Note: never used).~~
- ~~(76)~~ The Purchasing Agent may obtain goods and services from an awarded bidder in a competitive bidding process utilized within the preceding twelve (12) months by another political subdivision of the state

for substantially the same goods or services when the Purchasing Agent has good reason to believe that the awarded bidder is the lowest qualified bidder at the time the City obtains such goods and services.

- (87) Competitive procurement shall not be required for goods and services purchased through a state contract awarded by the purchasing division of the State of South Carolina, or when an item that is equivalent or superior to a state contract item is purchased at a price equal to or less than the state contract price.
- ~~(8) An expenditure may be made without competitive procurement when it is determined by the Purchasing Agent that the expenditure is critical to the City and time does not permit for solicitation or resolicitation in accordance with the procedures set forth in this chapter. The Purchasing Agent shall set forth such determination and the basis therefor in a written statement submitted to City Council and entered in the minutes of Council. (Note: combined with 1, 9)~~
- ~~(9) The approval requirements set forth in section 1-10-3 shall apply to the expenditures listed in each exception hereinabove; provided, however, that City Council approval shall not be required for emergency purchases pursuant to paragraph (b)(1) of this section. (Note: combined with 1, 8)~~

(Ord. No. 2017-01, § 1, 2-28-2017; Ord. No. 2018-12, §§ 1—3, 7-24-2018)

Sec. 1-10-5. Methods of source selection.

(a) Definitions.

- (1) *Request for information (RFI)* shall mean an informal request for information on potential vendors or service providers to determine what products and services are available and the capabilities of the vendors/providers in terms of offerings and strengths for the purpose of developing a future procurement process, developing strategy, and/or building a database. The RFI is not a procurement method and does not result directly in the award of a contract. In the event that sufficient information is received, the City may, but is not obligated to, initiate a competitive bidding opportunity. No contractual obligation whatsoever on behalf of the City shall arise from the RFI process.
- (2) *Request for bids (RFB)* shall mean a formal request to prospective vendors soliciting price quotations or bids.
- (3) *Request for proposals (RFP)* shall mean a formal solicitation for proposals based on a generalized scope of work with contract award to the responsible person(s) submitting the most advantageous and responsive proposal.
- (4) *Request for qualifications (RFQ)* shall mean a formal solicitation for professional/technical capabilities.
- (b) *Request for information (RFI)*. A request for information may be used prior to the issuance of a request for bids (RFB), request for proposals (RFP), or request for qualifications (RFQ) for any contract for City improvements, materials, equipment, or services costing more than \$25,000.00, if requested by City Council.
- (c) *Competitive sealed bidding*.
 - (1) *Conditions for use*. Except as otherwise provided in this chapter, all contracts for City improvements, materials, equipment, or services costing more than \$25,000.00 shall be awarded by competitive sealed bidding.
 - (2) *Request for bids (RFB)*. A request for bids shall be issued and shall include a purchase description, and all contractual terms and conditions applicable to the procurement.
 - (3) *Public notice*. Public notice of the invitation for bids shall be published in a newspaper of general circulation in the City and on the City's website at least five (5) days before the last day set for receipt

of bids. The newspaper notice required herein shall include a general description of the articles or services to be purchased, state where bid forms and specifications may be secured, and the time and place for opening of sealed bids. In the event that, after advertising as aforesaid, no bids are received, the Purchasing Agent shall, with approval of the City Council, solicit bids by mail, telephone, newspaper, posting on the City's website, or by any other reasonable manner to secure responsible bidders.

- (4) *Sealing.* Bids shall be submitted to the Purchasing Agent securely sealed in an envelope, and shall be identified on the envelope in accordance with bid instructions.
- (5) *Opening.* Bids shall be opened in public in the presence of one (1) or more witnesses at the time and place stated in the public notices.
- (6) *Tabulation.* A tabulation of all bids received shall be available for public inspection.
- (7) *Rejection of bids.* The Purchasing Agent or City Council has the authority to reject all bids, parts of all bids, or all bids for any one (1) or more supplies or contractual services included in the proposed contract.
- (8) *Bidders in default to City.* The Purchasing Agent shall not accept the bid of a vendor or contractor who is delinquent in the payment of taxes, licenses, or other monies due to the City.
- (9) *Right to waiver.* The City has the right, but not the obligation, to waive informalities or irregularities in a bid received and allow the bid to be considered.
- (10) *Bid instructions.* Bid instructions shall be prepared or approved by the Purchasing Agent. In the event of a conflict between the bid instructions and this chapter, the provisions of this chapter shall control.
- (11) *Pre-qualification.* When it is considered impracticable to initially prepare a purchase description to support an award based on price, an invitation for proposals may be issued requesting the submission of unpriced offers to be followed by an invitation for bids complete with cost and pricing information limited to those bidders whose offers have been qualified under the criteria set forth in the first solicitation.
- (12) *Award.* Contracts shall be awarded to the lowest responsible bidder. In determining the lowest responsible bidder, in addition to price, the Purchasing Agent and City Council shall consider:
 - (i) The ability, capacity and skill of the bidder to perform the contract or provide the service required;
 - (ii) Whether the bidder can perform the contract or provide the service promptly, or within the time specified, without delay or interference;
 - (iii) The character, integrity, reputation, judgment, experience and efficiency of the bidder;
 - (iv) The quality of performance of previous contracts or services;
 - (v) The previous and existing compliance by the bidder with laws and ordinances relating to the contracts or services;
 - (vi) The sufficiency of the financial resources and ability of the bidder to perform the contract or provide the service;
 - (vii) The quality, availability and adaptability of the supplies or contractual services to the particular use required;
 - (viii) The ability of the bidder to provide future maintenance and service for the use of the subject of the contract;
 - (ix) The number and scope of conditions attached to the bid;

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- (x) The ability of the bidder to meet the specifications or to offer an acceptable alternative equivalent.
- (13) *Award to other than low bidder.* When the award is not given to the lowest bidder, a full and complete statement of the reasons for same shall be prepared or approved by the Purchasing Agent, filed with the documents relating to the transaction, and held for a period of not less than three (3) years.
- (14) *Tie bids.* If two (2) or more bidders submit the low bid, quality and service being equal, the contract shall be awarded to the local bidder. If two (2) or more of such bids are submitted by local bidders, the contract shall be awarded to one (1) of the local bidders by drawing lots in public. If local bidders are not involved in the tie bids, the Purchasing Agent shall award the contract to one (1) of the outside tie bidders by drawing lots in public.
- (15) *Bid deposits.* The Purchasing Agent or City Council shall have the authority to require a bid deposit, which shall be prescribed in the public notices inviting sealed bids. Upon entering into a contract, bidders shall be entitled to return of a required bid deposit. The City shall retain a successful bidder's bid deposit upon failure of bidder to enter into a contract within thirty (30) days after the award; provided, however, that the City Council, in its sole discretion, may waive this forfeiture.
- (16) *Performance bonds.* The Purchasing Agent or City Council shall have the authority to require a performance bond before entering into a contract, in such form and amount as the Purchasing Agent or City Council deems reasonably necessary to protect the best interest of the City. The requirement of a performance bond shall be stated in any bid instructions.
- (17) *Payment bond/labor and material bond.* The Purchasing Agent or City Council may require a payment bond and labor and material bond, before entering into a contract, in such form and amount as the Purchasing Agent deems reasonably necessary to protect the best interest of the City. The requirements of such bonds shall be stated in any bid instructions.
- (18) *Negotiations authorized.*
- (i) Generally, sealed bids are not negotiated, but in the event that all bids are rejected because of the amount of the bid, the Purchasing Agent is authorized in situations where the City's best interest precludes resolicitation of bids of a reduced scope, to negotiate an adjustment in the bid price of the lowest responsible bidder, including changing the bid specifications, in order to bring the bid within the amount of funds deemed by the Purchasing Agent or City Council to be available for the contract. If such negotiations are unsuccessful, the Purchasing Agent is authorized to enter into new negotiations with the next lowest responsible bidder, and likewise the third and sequential bidders until a bid price acceptable to the City is obtained. If the Purchasing Agent is unsuccessful in the first round of negotiations, negotiations may be reopened with any bidder with whom negotiations have occurred. If a contract is still not able to be negotiated, the scope of the request for bids may be changed in an effort to reduce the cost to a fair, reasonable and acceptable amount and all responsive bidders must be allowed to submit their best and final offers/bids.
- (ii) When all bids received are rejected and are not successfully negotiated as provided by subsection (ii) of this section and it is determined by the Purchasing Agent or City Council that time or other circumstances will not permit the delay required to resolicit competitive sealed bids, a contract may be negotiated provided that:
1. Each responsible bidder who submitted a bid under the original solicitation is notified of the determination and is given reasonable opportunity to negotiate;
 2. The negotiated price is lower than the lowest rejected bid by any responsible and responsive bidder under the original solicitation; and

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3. The negotiated price is the lowest negotiated price offered by any responsible and responsive bidder.

(d) *Competitive sealed proposals.*

- (1) *Conditions for use.* When the Purchasing Agent determines in writing that the use of competitive sealed bidding is either not practicable or not advantageous to the City, a contract for City improvements, materials, equipment, or services costing more than \$25,000.00 may be awarded by competitive sealed proposals.
- (2) *Request for proposals (RFP).* Proposals shall be solicited through a formal request for proposals.
- (3) *Public notice.* Public notice of the request for proposals shall be given in the same manner as provided for competitive sealed bidding.
- (4) *Sealing.* Proposals shall be submitted to the Purchasing Agent securely sealed in an envelope, and shall be identified on the envelope in accordance with the instructions in the request for proposals.
- (5) *Proposal opening.* Proposals shall be publicly opened in the presence of one (1) or more witnesses at the time and place stated in the public notices. Only the names of the offerors shall be disclosed at the proposal opening. Contents of competing offerors shall not be disclosed during the process of review and discussions. Proposals shall be for public inspection after contract award. Proprietary or confidential information marked as such in each proposal shall not be disclosed without written consent of the offeror. Late proposals shall neither be opened nor considered for award; however, the name and address of the late offeror and the time of attempted delivery shall be recorded wherever practicable.
- (6) *Rejection of bids.* The Purchasing Agent or City Council has the authority to reject all proposals, parts of all proposals, or all proposals for any one (1) or more supplies or contractual services included in the proposed contract.
- (7) *Bidders in default to City.* The Purchasing Agent shall not accept the proposal of a vendor or contractor who is delinquent in the payment of taxes, licenses, or other monies due to the City.
- (8) *Right to waiver.* The City has the right, but not the obligation, to waive informalities or irregularities in a proposal received and allow the proposal to be considered.
- (9) *Discussion with responsible offerors and revisions to proposals.* As provided in the request for proposals, discussions may be conducted with responsible offerors who submit proposals determined to be reasonably susceptible of being selected for award for the purpose of clarification to assure full understanding of, and responsiveness to, the solicitation requirements. Offerors shall be accorded fair and equal treatment with respect to any opportunity for discussion and revision of proposals, and such revisions may be permitted after submissions and prior to award for the purpose of obtaining best and final offers. In conducting discussions, there shall be no disclosure of any information derived from proposals submitted by competing offerors.
- (10) *Evaluation factors.* The request for proposals shall state the evaluation factors and, if necessary, the relative importance of price and of each other evaluation factor.
- (11) *Negotiations with preferred offeror.* After proposals have been evaluated, negotiations may be held with the preferred offeror in an effort to reach terms advantageous to the City. Notwithstanding this provision, requests for proposals may incorporate contract terms to which all offerors shall be expected to adhere.
- (12) *Award.* Award shall be made to the responsible offeror whose proposal is determined in writing to be most advantageous to the City taking into consideration the evaluation factors set forth in the request

for proposals and any addenda thereto. No other factors or criteria shall be used in the evaluation. The contract file shall contain the basis on which the award is made.

- (13) *Performance bonds.* The Purchasing Agent or City Council shall have the authority to require a performance bond before entering into a contract, in such form and amount as the Purchasing Agent or City Council deems reasonably necessary to protect the best interest of the City. The requirement of a performance bond shall be stated in the request for proposal.
- (14) *Payment bond/labor and material bond.* The Purchasing Agent or City Council may require a payment bond and labor and material bond, before entering into a contract, in such form and amount as the Purchasing Agent deems reasonably necessary to protect the best interest of the City. The requirements of such bonds shall be stated in the request for proposal.

(Ord. No. 2017-01, § 1, 2-28-2017)

Sec. 1-10-6. Construction contracting.

- (a) The Purchasing Agent may recommend the appropriate method of construction contracting for a particular project. In determining which method to recommend, the Purchasing Agent shall consider the City's requirements, the scope of the project, its resources, and the potential contractor's capabilities.
- (b) City Council finds that certain non-traditional means of public construction project management, such as construction management services, design-build services, or turnkey management services, can be in the best interests of the City in certain circumstances. Such services allow for the selection of a single business to perform and manage the complete design and construction of a project. Therefore, the following methods may be employed under the following circumstances:
 - (1) The Purchasing Agent shall have the discretion to use construction management services, design-build services, or turnkey management services as alternatives for construction contracting administration. In exercising such discretion, the Purchasing Agent shall consider the method which, in the Purchasing Agent's discretion, is the most advantageous to the City and will result in the most timely, economical, and successful completion of the construction project.
 - (2) If the Purchasing Agent determines that the use of construction management services, design-build services or turnkey management services is the most advantageous means of securing the construction contracting administration as set forth in paragraph (b)(1) of this section, and the amount of services to be secured thereby is anticipated to exceed \$500,000.00, the selection of the method of construction contracting administration shall be submitted for review to the Ways and Means Committee of City Council. Within fifteen (15) days after notice of such review, an interested party shall submit to the Ways and Means Committee written comments which set forth the position of the party with respect to the decision as to which construction contracting method to use. At the next meeting of the Committee, which shall not occur until after at least fifteen (15) days following notice of such review, those who submitted comments may address the Committee. Following the meeting of the Committee, if City Council does not reject the selection of this method, the construction contracting administration shall be secured in the manner set forth in paragraph (b)(3) of this section.
 - (3) The City shall use the competitive sealed proposal method set forth in this chapter for the purposes of procuring construction management services, design build services, or turnkey management services or any other similar type of construction management contract. The Purchasing Agent may retain outside consulting services to prepare such requests for proposals. The request for proposals for any of these services shall set forth the criteria which the City will be using to select the successful proposal.

(Ord. No. 2017-01, § 1, 2-28-2017)

Sec. 1-10-7. Architect-engineering services.

- (a) *Definition.* As used in this section "architect-engineering services" shall mean those professional services associated with the practice of architecture, professional engineering, landscape architecture, and interior design pertaining to construction, as defined by the laws of this State, as well as incidental services that members of these professions and those in their employ may logically or justifiably perform, including studies, investigations, surveys, evaluations, consultations, planning, programming conceptual designs, plans and specifications, cost estimates, inspections, shop drawing reviews, sample recommendations, preparation of operating and maintenance manuals, and other related services.
- (b) *Request for qualifications (RFQ).* Contracts shall be awarded by request for qualifications for architect-engineering services.
- (c) *Public announcement.* It is the policy of the City to publicly announce all requirements for architect-engineering services through a request for qualifications and to negotiate such contracts on the basis of demonstrated competence and qualification at fair and reasonable prices. In the procurement of such services, the Purchasing Agent shall request firms to submit a statement of qualifications and performance data.
- (d) *Selection process.* When practicable, the Purchasing Agent shall conduct discussions with no less than three (3) firms regarding the contract and shall select from among them no less than three (3) of the firms deemed most qualified to provide the required services. The selection shall be made in order of preference, based on criteria established by the Purchasing Agent.
- (e) *Negotiation.* The Purchasing Agent shall negotiate a contract with the highest qualified firm for architect-engineering services at a compensation which is considered to be fair and reasonable to the City. In making this decision, the Purchasing Agent shall take into account the established value, the scope, the complexity, and the professional nature of the services to be rendered. If a satisfactory contract cannot be negotiated with the firm considered to be most qualified, negotiations with that firm shall be formally terminated. The Purchasing Agent shall then undertake negotiations with the second most qualified firm. Failing accord with the second most qualified firm, the Purchasing Agent shall formally terminate negotiations. The Purchasing Agent shall then undertake negotiations with the third most qualified firm. Should the Purchasing Agent be unable to negotiate a contract with any of the selected firms, the Purchasing Agent shall select additional firms in order of their competence and qualifications, and the Purchasing Agent shall continue negotiations in accordance with this section until an agreement is reached unless it is determined by the Purchasing Agent that in the best interests of the City, the process should be terminated or modified.

(Ord. No. 2017-01, § 1, 2-28-2017)

Sec. 1-10-8. Multi-term contracts.

Unless otherwise provided by law, a contract for supplies or services may be entered into for a period of up to 5 years, unless a longer term is determined to be in the best interest of the City by a majority of council, any period of time deemed to be in the best interest of the City, provided the term of the contract and conditions of renewal or extension, if any, are included in the original solicitation and funds are available for the first fiscal period at the time of contracting. When funds are not appropriated or otherwise made available to support continuation of performance in a subsequent fiscal period, the contract shall be canceled with no penalty to the City and such condition shall be included as a provision of the multi-term contract.

(Ord. No. 2017-01, § 1, 2-28-2017)

Sec. 1-10-9. Additional projects completed under existing contract terms.

Contracts may be awarded on projects without additional open competition and formal solicitation when:

- (a) The Purchasing Agent determines that it is a like and similar project to a project under a current contract which was the subject of open competition and formal solicitation by competitive sealed bidding or request for proposals, or was entered into by sole source in accordance with this chapter; and
- (b) The Purchasing Agent determines that it is the method most practicable and advantageous to the City; and
- (c) The Purchasing Agent determines that the project and scope of the project were identified with reasonable certainty in previous open competition or formal solicitation to ensure fair notice of potential additional work being the subject of the competition or solicitation and that there was fair competition to potential contractors; and
- (d) The Purchasing Agent sets forth such determination and the basis therefor in a written statement submitted to City Council and entered in the minutes of Council.

(Ord. No. 2017-01, § 1, 2-28-2017)

Sec. 1-10-10. Appeals.

Any actual or prospective bidder, offeror, contractor or subcontractor who is aggrieved in connection with the solicitation or award of a contract may appeal the award to the City Council. The appeal, setting forth the grievance, shall be submitted in writing to the Purchasing Agent within fifteen (15) days after such aggrieved person knew or should have known of the facts giving rise thereto.

- (a) *Hearing.* City Council shall convene and shall review and hear comments from the appellant and any other party intervening. The City Council's authority shall be rendered in a manner consistent with this chapter.
- (b) *Decision.* The Purchasing Agent shall give written notice of City Council's decision to the appellant within twenty (20) days of the rendering of the decision. City Council's decision shall state the reasons for the action taken.
- (c) *Finality of decision.* A decision rendered herein is considered final and conclusive. Such a decision is the final administrative review and the decision of the City which can be appealed to the County Court of Common Pleas.
- (d) *Limitation of damages; reimbursement for reasonable costs.* If an aggrieved bidder demonstrates to City Council, by a preponderance of the evidence, that such bidder should have been awarded a contract pursuant to this chapter, but was not, then such bidder may petition City Council for reimbursement of its actual costs, not to exceed \$5,000.00, incurred in connection with the solicitation, including bid preparation, which shall be such bidder's sole remedy at law or in equity for City's failure to award the contract to the bidder. Upon receipt of such petition, City Council may order the computation of a reasonable reimbursement amount and make such reimbursement as it deems equitable, including reimbursement of bid preparation costs, not to exceed the sum of \$5,000.00.

(Ord. No. 2017-01, § 1, 2-28-2017)

Sec. 1-10-11. Materials testing.

The Purchasing Agent shall have the authority to require chemical and physical tests of samples submitted with bids and samples of deliveries which are reasonably necessary to determine their quality and conformance with the specifications. In the performance of such tests, the Purchasing Agent shall have the authority to make use of laboratory facilities of any agency of the City or any outside laboratory.

(Ord. No. 2017-01, § 1, 2-28-2017)

Sec. 1-10-12. Financial interest of city officials and employees prohibited.

No member of City Council or any officer or employee of the City shall have a financial interest in any contract or in the sale to the City or to a contractor supplying the City of any land, material, supplies or services. Strict compliance with S.C. Code 1976, §§ 5-7-130 and 5-21-30 is required of all City officials and employees. Any violation of this section with the knowledge express or implied of the person or corporation contracting with the City shall render the contract voidable by the Purchasing Agent or City Council. All Councilmembers and City officials shall also comply with all applicable state ethics laws regarding such contracts. This section is not intended to prohibit the award of contracts to City employees at public auction for the sale of City personal property or surplus supplies which have become obsolete, unusable or unsuitable for public use, provided that such sales are conducted in accordance with the conditions and requirements set forth in the City personnel manual and in conformance with the provisions of this chapter.

(Ord. No. 2017-01, § 1, 2-28-2017)

Sec. 1-10-13. Surplus property, materials and supplies.

- (a) All departments of the City shall submit to the Purchasing Agent, at such times and in such form as the Purchasing Agent deems appropriate, reports showing stocks of all supplies which are no longer used or which have become obsolete, worn out or scrapped.
- (b) Upon the approval of the Purchasing Agent, surplus stock may be transferred to other offices, departments or agencies of the City.
- (c) Upon the approval of the Purchasing Agent, all surplus property, materials, or supplies which have become obsolete, unusable, or unsuitable for public use may be sold, exchanged, or traded in on new supplies.
- (d) When the estimated value is \$10,000.00 or less, sales may be accomplished by any method that serves the best interest of the City as determined by the Purchasing Agent.
- (e) When the estimated value exceeds \$10,000.00, sales shall be made to the highest responsible bidder after a properly noticed solicitation of bids/proposals or public auction; provided, however, that property may be sold directly to another governmental agency without bids or public auction upon the approval of the Purchasing Agent.
- (f) All proceeds received from such sales shall be paid to the appropriate fund of the City.
- (g) Surplus property, materials, or supplies may be donated to another governmental agency or nonprofit entity upon the approval of the Purchasing Agent if the estimated value is \$10,000.00 or less or upon the approval of City Council if the estimated value exceeds \$10,000.00.

(Ord. No. 2017-01, § 1, 2-28-2017)

Sec. 1-10-14. Seized assets and unclaimed properties.

All seized assets and unclaimed properties, including, but not limited to, cars, bicycles, jewelry and other miscellaneous items, shall be disposed of in one (1) of the following procedures, subject to the approval of the Chief of Police or the Chief's designee, and in accordance with state law and the general orders and protocols established by the Police Department:

- (a) The City may place the property within the regular operating inventory of the City for use by the City.
- (b) When the estimated value is \$10,000.00 or less, sales may be accomplished by any method that serves the best interest of the City as determined by the Purchasing Agent.
- (c) When the estimated value exceeds \$10,000.00, sales shall be made to the highest responsible bidder after a properly noticed solicitation of bids/proposals or public auction; provided, however, that property may be sold directly to another governmental agency without bids or public auction upon the approval of the Purchasing Agent.
- (d) All proceeds from such sales shall be paid to the appropriate fund of the City.
- (e) The property may be donated to another governmental agency or nonprofit entity upon the approval of the Purchasing Agent if the estimated value is \$10,000.00 or less or upon the approval of City Council if the estimated value exceeds \$10,000.00.

(Ord. No. 2017-01, § 1, 2-28-2017)

Sec. 1-10-15. Gifts and rebates.

The Purchasing Agent and every other officer and employee of the City are expressly prohibited from accepting, directly or indirectly, from any person to which any purchase order or contract is, or might be awarded, any rebate, gift, money, or anything of value whatsoever, except where given for the use and benefit of the City.

(Ord. No. 2017-01, § 1, 2-28-2017)

Sec. 1-10-16. Cooperative and intergovernmental purchasing.

The Purchasing Agent shall have the authority to join with other governmental units in cooperative purchasing plans and to enter into purchase contracts with other governmental units without the formality of publication and receiving competitive bids as otherwise required in this chapter when the best interest of the City would be served thereby.

(Ord. No. 2017-01, § 1, 2-28-2017; Ord. No. 2018-12, § 4, 7-24-2018)

Sec. 1-10-17. Compliance with federal requirements; compliance with disbursement and management requirements of financing documents.

Where a procurement involves the expenditure of federal assistance or contract funds, the Purchasing Agent shall comply with such federal law and authorized regulations which are mandatorily applicable, and which are not presently reflected in this chapter. Notwithstanding where requirements within this chapter are more restrictive, such federal requirements shall be followed.

Where a procurement involves the expenditure of funds, which are the proceeds of bonds or certificates of participation, or other financing instruments or documents, the Purchasing Agent shall comply with the terms of

such financing as they relate to the disbursement of funds and/or management of projects, insofar as such terms are mandatorily applicable and which are not presently reflected in this article. Notwithstanding where requirements within this chapter are more restrictive, such financing requirements shall be followed.

(Ord. No. 2017-01, § 1, 2-28-2017)

Sec. 1-10-18. Real property transactions.

(a) The following rules shall apply to the purchase and sale of City-owned real property:

- (1) The City shall sell, contract to sell, acquire by purchase, exchange or gift, real property only upon approval of City Council. At least one (1) appraisal by a certified appraiser shall be received.
- (2) A public hearing may be held at the discretion of City Council, after reasonable public notice, prior to final Council action being taken to sell or contract to sell real property owned by the City. Sale of real property may not occur until approval of an ordinance upon second reading.
- (3) Subject to paragraph (5) below, the sale or other disposal of real property owned by the City shall be made pursuant to the request for proposals method.
- (4) Notwithstanding paragraph (1) above, the exchange of real property is to be permitted only after appraisal of both properties by two (2) certified appraisers, unless both the parties agree in writing to accept the appraisal results of one (1) certified appraiser.
- (5) City Council shall retain the authority to determine an appropriate alternative method for offering any City-owned real property for sale.

(b) The following rules shall apply to the lease of real property by the City:

- (1) Subject to paragraph (3) below, the City shall contract to lease or sublease real property, or contract to lease real property owned by the City, only upon approval of City Council.
- (2) The request for proposals method may be used for the lease of real property owned by the City if City Council determines it is in the best interests of the City; provided, however, that renewals or amendments of existing leases shall not be subject to the request for proposals method.
- (3) A public hearing may be held at the discretion of City Council, after reasonable public notice, prior to final Council action being taken to contract to lease real property owned by the City. Lease of City-owned real property may not occur until approval of an ordinance upon second reading.

(Ord. No. 2017-01, § 1, 2-28-2017)

ORDINANCE 2026-09

AN ORDINANCE TO AMEND THE MAINTENANCE OF PROPERTY REQUIREMENTS IN TITLE 6, CHAPTER 1, ARTICLE C OF THE CITY OF ISLE OF PALMS CODE OF ORDINANCES TO PROHIBIT OVERFILLING DUMPSTERS AND PLACING WASTE OUTSIDE DUMPSTERS THAT HAVE REACHED MAXIMUM CAPACITY.

WHEREAS, City Council recognizes that overflowing dumpsters at residential and commercial properties can create litter, debris, and unsightly conditions that adversely affect the cleanliness of private property and the community; and

WHEREAS, materials placed above the designated fill line or top edge of a dumpster may not be adequately contained during storage or transport and can contribute to debris on City roads, the Isle of Palms Connector, and nearby waterways and marsh areas; and

WHEREAS, the City's existing ordinances do not expressly prohibit a dumpster from being filled above its designated fill line or top edge, limiting the City's ability to address an overfilled dumpster before debris escapes from the container; and

WHEREAS, the Environmental Advisory Committee has recommended that Section 6-1-32, Duty to keep property clean, be amended to prohibit overfilling dumpsters and the placement or accumulation of solid waste, refuse, recyclable materials, or debris outside a dumpster because the dumpster has reached maximum capacity; and

WHEREAS, City Council finds that establishing a clear standard for dumpster capacity will improve enforceability, promote proper containment of waste, and help reduce litter and debris on private property, public roadways, and environmentally sensitive areas; and

WHEREAS, City Council desires to amend the City's maintenance of property requirements consistent with the recommendation of the Environmental Advisory Committee.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Isle of Palms, South Carolina, in duly assembled meeting, that the City Code is hereby amended as set forth herein.

SECTION 1. That Title 6, Chapter 1, Article C, Section 6-1-32 be amended to read as follows:

ARTICLE C. MAINTENANCE OF PROPERTY

Sec. 6-1-32. DUTY TO KEEP PROPERTY CLEAN.

- (a) It shall be the duty of the owner, agent, occupant or lessee to keep exterior private and public property free of litter and unsightly growth. This requirement applies not only to removal of loose litter, but to materials that already are, or become, trapped at locations such as fences and wall bases, grassy and planted areas, borders, embankments and other lodging points.
- (b) Owners, agents, occupants or lessees whose properties face on a City right-of-way shall be responsible for keeping up to, and including, the curb, gutter or street line free of litter and unsightly growth.
- (c) It shall be unlawful to sweep or push litter from buildings, property, sidewalks and strips into streets, sidewalks and the storm drainage systems. Sidewalk and strip sweepings must be picked up and put into household or commercial material containers.
- (d) It shall be unlawful to fill any dumpster above its designated fill line or, if no fill line is provided, above the top edge of the container. It shall also be unlawful to place or allow any solid waste,

refuse, recyclable materials, or debris on the ground or otherwise outside the dumpster because the dumpster has reached its maximum capacity.

- (e) It shall be the duty of every nonresident owner of a vacant lot or other vacant property to appoint a resident agent who shall have responsibility for keeping that lot or other property free of litter and unsightly growth.
- (f) If an owner, agent, occupant or lessee fails to remove litter or unsightly growth from any private and public property, the City Public Works Department shall be authorized to serve written notice to the owner or appointed agent to correct such violation within five (5) days. Failure to comply shall constitute grounds for prosecution.
- (g) It shall be unlawful for the owner of any property in the City to disobey or fail to comply with any provisions of this article.
- (h) The use of glyphosate is prohibited for use on City owned or managed properties.

SECTION 2. That should any part of this Ordinance be held invalid by a Court of competent jurisdiction, the remaining parts shall be severable therefrom and shall continue to be in full force and effect.

SECTION 3. That all ordinances or parts of ordinances conflicting with the provisions of this Ordinance are hereby repealed insofar as the same affect this Ordinance.

SECTION 4. That this Ordinance take effect and be in full force immediately.

PASSED AND APPROVED BY THE CITY COUNCIL FOR THE CITY OF ISLE OF PALMS, ON THE _____ DAY OF _____, 2026.

Phillip Pounds, Mayor (Seal)

Attest:

Nicole DeNeane, City Clerk

First Reading: _____

Second Reading: _____

Ratification: _____

Environmental Advisory Committee

City of Isle of Palms

Recommendation: Addition of Red Line Ordinance to Sec. 6-1-32 . Duty to keep property clean in Isle of Palms, South Carolina Code of Ordinances

Date: August 20, 2026

The Environmental Advisory Committee of the City of Isle of Palms recommends today to the City Council that the City adopt the red line addition, item (d) to Sec. 6-1-32 Duty to keep property clean that reads as follows:

(d) It shall be unlawful to fill any dumpster above its designated fill line, or, if no fill line is provided, above the top edge of the container. It shall also be unlawful to place or allow any solid waste, refuse, recyclable materials, or debris on the ground or otherwise outside the dumpster because the dumpster has reached its maximum capacity.

Reasoning:

1. Residents have seen and witnessed dumpsters on residential properties that are overflowing with trash at residential and commercial sites on IOP.
2. Dumpsters that are taken off IOP with trash and waste material above their fill line often do not have adequate tarps covering them, which results in debris creating garbage on our City roads, the IOP connector, and in the Intercontinental Waterway and Marsh.
3. The IOP code enforcement officer currently has no authority to write a ticket to a contractor or owner unless he witnesses debris flying out of a commercial dumpster, and an IOP police officer would also have to witness debris flying out of a dumpster in order to write a ticket to the offending contractor.

4. This red line addition to Sec. 6-1-32. Duty to keep property clean, has the potential to allow the IOP code enforcement or police officer to write a ticket to a contractor or owner at a commercial or residential property, which could potentially mitigate debris from dumpsters both on a property as well as on our IOP roadways and in the Intercontinental Waterway and Marsh.

From the IOP Environmental Advisory Committee

Laura Lovins

Chair

lurasue@gmail.com

1-513-815-1015

ARTICLE C. MAINTENANCE OF PROPERTY

Sec. 6-1-31. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

- (a) *Bulk* consists of bulky wastes, including appliances, furniture, mattresses, auto parts and tires.
- (b) *Garbage* consists of all perishable refuse, household rubbish, including, but not limited to, paper boxes, rags, plastic and cloth, glass, bottles, cans and any similar waste and small dead animals.
- (c) *Litter* means any quantity of solid waste which is not properly disposed of.
- (d) *Private property* includes, but is not limited to, the following exterior locations owned by private individuals, firms, corporations, partnerships, institutions or organizations: yards, grounds, driveways, entranceways, passageways, parking areas, working areas, storage areas, vacant lots, recreation facilities.
- (e) *Container* means a watertight receptacle made of metal, heavy duty plastic or material of similar strength with a tightfitting cover for storage and disposal of solid waste.
- (f) *Solid waste* consists of all refuse including bulk, debris, garbage, rubbish and trash.
- (g) *Trash* consists of all ashes, yard rubbish, such as leaves, grass, bushes, and vines; large pieces of metal, bricks, stones and dirt, trees and branches, and stumps.
- (h) *Unightly growth on property* means an unsightly, unhealthy, unsanitary growth of grass, bushes, shrubs, trees, weeds, vines, leaves, etc.

(Code 1994, § 6-1-31; Ord. No. 1986-2, 5-14-1986)

Sec. 6-1-32. Duty to keep property clean.

- (a) It shall be the duty of the owner, agent, occupant or lessee to keep exterior private and public property free of litter and unsightly growth. This requirement applies not only to removal of loose litter, but to materials that already are, or become, trapped at locations such as fences and wall bases, grassy and planted areas, borders, embankments and other lodging points.
- (b) Owners, agents, occupants or lessees whose properties face on a City right-of-way shall be responsible for keeping up to, and including, the curb, gutter or street line free of litter and unsightly growth.
- (c) It shall be unlawful to sweep or push litter from buildings, property, sidewalks and strips into streets, sidewalks and the storm drainage systems. Sidewalk and strip sweepings must be picked up and put into household or commercial material containers.
- (d) It shall be unlawful to fill any dumpster above its designated fill line or, if no fill line is provided, above the top edge of the container. It shall also be unlawful to place or allow any solid waste, refuse, recyclable materials, or debris on the ground or otherwise outside the dumpster because the dumpster has reached its maximum capacity.

-
- (ed) It shall be the duty of every nonresident owner of a vacant lot or other vacant property to appoint a resident agent who shall have responsibility for keeping that lot or other property free of litter and unsightly growth.
 - (fe) If an owner, agent, occupant or lessee fails to remove litter or unsightly growth from any private and public property, the City Public Works Department shall be authorized to serve written notice to the owner or appointed agent to correct such violation within five (5) days. Failure to comply shall constitute grounds for prosecution.
 - (gf) It shall be unlawful for the owner of any property in the City to disobey or fail to comply with any provisions of this article.
 - (hg) The use of glyphosate is prohibited for use on City owned or managed properties.
- (Code 1994, § 6-1-32; Ord. No. 1986-2, 5-14-1986; Ord. No. 2025-11, § 1, 10-28-2025)

Sec. 6-1-33. Appeals; ordinance summons; liens; penalties.

- (a) The City Administrator is authorized to issue regulations for the form, content, and maintenance of notices and to hear and determine appeals from Public Works Department notices served pursuant to section 6-1-32(e). A notice of appeal must be delivered to the City Administrator within five (5) days after service of the sanitation division notice. The determination of the City Administrator shall be made in writing and shall be final.
- (b) The City Administrator may authorize an appropriate City employee to serve an ordinance summons for violation of this article pursuant to section 1-3-66(b).
- (c) In the event the responsible person fails to correct the conditions which violate this article within the time prescribed in the notice, the City Administrator may authorize agents or employees of the City to enter onto the property and take corrective action. The cost of corrective action taken by the City shall be a lien upon the property which shall be added to and collected in the same manner as the ad valorem taxes on the property.
- (d) Nothing in this section shall prevent the City from taking any other appropriate action such as courtesy notices to encourage voluntary compliance, or arrest warrants for violations.
- (e) Violation of this article is a misdemeanor punishable as provided in section 1-3-66.

(Code 1994, § 6-1-33; Ord. No. 1994-4, § 33, 4-26-1994)

Secs. 6-1-34—6-1-39. Reserved.

ARTICLE D. REGULATION OF NON-PUBLIC WASTEWATER DISPOSAL SYSTEMS²

Sec. 6-1-40. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

²Editor's note(s)—Ord. No. 2017-10, § 1, adopted Aug. 27, 2019, amended art. D and in so doing changed the title from regulation of on-site sewage disposal systems to read as set out herein.

Capital Projects Update - August 21, 2026

Project	Funding Source	Status
Drainage		
Waterway Boulevard Multi-Use Path Elevation Project	\$5.8M construction (phase 1&1A on golf course- \$1.4M; phase 2 on Waterway \$2.9M; phase 3 on private property \$1.5M) + \$512k engineering. City awarded \$980K Grant from FEMA Hazard Mitigation Grant+\$1.25M state budget allocation for construction.	The Bastion Group is on site and working and has completed all utility relocations. The project has been delayed several weeks due to conflicts with AT&T utilities and their coordination with SCDOT. Future change orders are expected to reduce cost for eliminating sod, unnecessary driveway replacements, and work at Dewees driveway; but increased costs for unexpected utility conflicts. The project is expected to be complete by late September.
Phase 4 Drainage- Palm Boulevard b/w 38th and 41st Avenue	Estimated \$5M (excluding soft costs). Capital Projects Fund and FY25+\$1M State budget allocation	This project has been delayed to allow for grant funding to be requested. SC legislature is considering a series of community project funding requests that includes \$1M for drainage on IOP that could be used for this project, if approved.
IOP Marina		
IOP Marina Public Dock & Greenspace	\$500,000 draft of FY27 Capital projects	Lease amendments have been fully executed. The design engineer has been engaged. The engineer, tenants and city staff have had a series of meetings to discuss the plans and the timing milestones. The environmental permits have been applied for and are expected by the beginning of October. The staff is finalizing the solicitation for bids, which should be complete the week of 8/24. The schedule calls for bids to be received in October, with Council consideration in November and construction scheduled for January and February 2027.
		All permits are in hand. Next steps are to secure permission from the USACE to

Project	Funding Source	Status
Marina Dredging - Design and Permitting	\$1.5M FY23 State Budget Allocation	use the material placement area under the Connector. Once this permission is granted, the City will initiate bid solicitation from dredging contractors. GEOSYNTEC (formerly ATM) has been engaged to handle coordination, bidding and construction administration.
Marina Bulkhead Recoating		City has been given proposals by GEOSYNTEC and JGT to develop specifications, a bid package, solicit bids, and manage the project. Proposals have been requested from other firms. Proposals will be presented to the Public Facilities Committee in September.
Beach Maintenance & Access Improvements		
Beach Maintenance & Restoration	Beach Preservation Fund	Full update by project manager will be provided to Council 8/26/26. To date 640,000 cubic yards of sand have been placed and 3,000 feet of beach has been renourished. For the latest information visit https://www.isleofpalms.gov/city-managed-beach-restoration-projects

Project	Funding Source	Status
Buildings & Facilities		
Undergrounding Power Lines	\$75K Muni ATAX (50/50 split w/ Dominion Energy)	Next step is discussing the feasibility to fund an undergrounding master plan with NSSF.
SCDOT Palm Boulevard Bike, Pedestrian and Parking Enhancements	SCDOT Funded concept development. No funding identified/allocated for construction.	No update



MEMORANDUM

TO: City of Isle of Palms Mayor and City Council
FROM: Tompkins Thompson & Brown
DATE: August 21, 2026
RE: South Carolina FY 2026-27 State Budget

The General Assembly adopted the conference report for H. 5126, the FY 2026-27 Budget, by wide bipartisan margins on August 11. The budget came six weeks into the fiscal year, during which the state operated on a stopgap continuing resolution that kept every agency and program funded at FY 2025-26 levels without interruption. On August 17 Governor McMaster issued only 14 line-item vetoes striking almost entirely proviso language rather than dollar amounts outside of \$800,000 in actual funding struck from a defunct program. The budget took effect immediately upon that veto action and the state is now operating on a full-year appropriation.

Community investment projects (CIPs, commonly called earmarks) became a contested matter during budget conference committee negotiations in June and July. The House and Senate ultimately took different views behind closed doors and in public session on how to reconcile roughly \$378 million in House and Senate requested local projects with an expanded property tax exemption for senior homeowners that the Senate wanted to include. Rather than force a rushed compromise in the final hours of conference, the chambers adopted the budget and left the CIP (i.e., earmarks) question for its own vehicle. Importantly, none of that money was spent, redirected or swept elsewhere. The full \$378 million remains unobligated in the state account available for appropriation this fiscal year and, if not used, carried forward into the next. None of the Governor's vetoes touched the CIP issue.

The prospects for a separate piece of CIP legislation took a positive turn late in the afternoon of Aug. 20. The proposed plan is for the Senate and House to meet on Tuesday, Aug. 25, to determine how to handle those remaining funds discussed above. We would expect a legislative vehicle to surface in the coming weeks which leaves meaningful runway ahead of the current General Assembly's term ending in November.

The principal wrinkle still being ironed out is the funding level. The negotiation appears to be between appropriating the full amounts as originally requested or funding all CIPs at a uniform percentage of their requests (our information points to a total funding amount for all projects of \$225 million). Either approach would put money behind local projects; the difference is one of scale rather than whether the City's request is included. We will continue to monitor this closely and will report back as soon as a bill is introduced or the funding structure is settled.

In the FY 2026-27 budget that was approved by the General Assembly and Governor McMaster, \$10 million of non-recurring money under the Department of Parks, Recreation and Tourism's (PRT) budget has been appropriated for beach nourishment grants. This effort is a result of both the City of Isle of Palms' and Tompkins Thompson & Brown's close relationships with PRT and delegation leaders Sen. Chip Campsen and Rep. Joe Bustos to provide funding, outside of CIP projects, to advance the City's interests. TT&B is currently in conversation with leadership at PRT to gain a better understanding of how these funds will be awarded under this year's grant process (FY 2025-26 saw a similar grant process be implemented). We will report this information to City staff as we receive it.

Douglas Kerr

From: Jim Davenport <jdavenport@thornrun.com>
Sent: Friday, August 21, 2026 1:58 PM
To: Douglas Kerr
Cc: Sean Kuester; Chris Jordan; Josh Uys; Chas Thomas
Subject: Re: IOP update

Douglas - The House has been in recess since the last update and the Senate left town shortly thereafter. So there's really no update to my update below. We can circle back with you mid-September to see where things stand, but I don't think we'll see a final WRDA bill until later this year. As to FY27 appropriations, given we no longer have an active request, I will continue to keep you informed generally about what's happening but we don't expect to see a conclusion to FY27 Approps until end of year or perhaps early next year. Happy to answer any specific questions you may have.

Best,

Jim

Jim Davenport

Partner, Thorn Run Partners

(703) 597-2009 cell

On Aug 21, 2026, at 1:47 PM, Douglas Kerr <dkerr@isleofpalms.gov> wrote:

Jim- good afternoon and Happy Friday. Could you provide us with an update since the last update below?

Thanks, Douglas

Douglas Kerr
City Administrator
City of Isle of Palms
P.O. Drawer 508
Isle of Palms, SC 29451
(p) 843-886-6428
(c) 843-666-9326
(f) 843-886-8005

To submit service requests or sign up for city text alerts:
Text **"Hello"** to **(877) 607-6467**
Connect with IOP!

<image001.png>

<image002.png>

*** WARNING *** All e-mail correspondence to and from this address may be subject to public disclosure under the South Carolina Freedom of Information Act (FOIA).

From: Jim Davenport <jdavenport@thornrun.com>
Sent: Friday, July 24, 2026 12:09 PM
To: Douglas Kerr <dkerr@isleofpalms.gov>
Cc: Sean Kuester <SKuester@isleofpalms.gov>; Chris Jordan <cjordan@iopwsc.com>; Josh Uys <juys@isleofpalms.gov>; Chas Thomas <cthomas@thornrun.com>
Subject: RE: IOP update

Douglas – I cut and pasted below and made edits –

Congressional funding and authorization requests

1. **FY27 Appropriations** – As you know, TRP submitted a congressionally directed spending request to Sen. Graham for to initiate a Feasibility Study for a Coastal Storm Risk Management project in IOP. The total Federal funding share for this three year study is \$1.5 million. Sen. Graham submitted a \$750K request to the Senate Appropriations Committee on our behalf. **However, at the recent direction of IOP, we have instructed Graham’s staff to no longer pursue this funding for FY27. Given that, we have no active/pending appropriations requests for FY27. But, based on my last conversation about the beach, we might look at pursuing funding for some shore protection project through the HUD appropriations bill in FY28.**
2. **Water Resources Development Act** – We submitted an authorization request to support water and sewer infrastructure in IOP to Rep. Mace and Sen. Graham for inclusion in the Water Resources Development Act, which authorizes projects to be carried out by the U.S. Army Corps of Engineers in partnership with local governments. Both Mace and Graham submitted the authorization to the respective committees, **and we are pleased to report that a \$10M authorization was included in the House WRDA for IOP. Once the bill is signed into law (likely later this year), it would allow us to seek funding in the Energy and Water Appropriations bills for water and sewer projects.**

Legislation and rulemakings we are monitoring

1. **Surface Transportation Reauthorization** - House T&I Committee leaders released the bipartisan **BUILD America 250 Act**, a **\$580 billion** proposal reauthorizing federal surface transportation programs for FY2027–2031, replacing the expiring Bipartisan Infrastructure Law. The BUILD Act aims to replace the Bipartisan Infrastructure Law (BIL), which has governed federal highway, transit, rail, and related transportation programs since November 2021 and is set to expire on September 30, 2026. Unlike the BIL, which functioned simultaneously as a surface transportation reauthorization and a supplemental appropriations bill, the BUILD Act is more conventional. Whereas the BIL provided roughly \$1.2 trillion in overall funding, including \$643 billion for surface transportation programs, the BUILD Act is a \$580 billion bill focused primarily on

surface transportation programs. See [TRP BUILD Act Memo May 2026.pkw.pdf](#) for more information. **Given the current state of the legislative calendar, Congress will need to extend current law (BIL) to give themselves enough time to pass the new bill. We would not be surprised if the reauthorization doesn't take place until 2027.**

2. **OMB Federal Grants Overhaul** - On May 29, the Office of Management and Budget (OMB) released a proposed rule that would significantly revise the Uniform Guidance (2 CFR Part 200), the foundational regulation governing the administration of nearly all federal grants. Key provisions include new restrictions prohibiting the use of federal funds for DEI programs, a viewpoint-neutrality requirement for federally funded events, mandatory E-Verify use for grant-funded employees, and expanded agency authority to suspend or terminate awards that no longer align with agency priorities. The proposal also strengthens conflict of interest disclosure requirements, increases monitoring obligations for pass-through entities, and requires senior appointee review of all discretionary awards prior to issuance. These changes carry significant operational implications for recipients and subrecipients, particularly regarding compliance with DEI restrictions, updated subgrant agreements, and potentially longer award timelines. Public comments on the proposed rule are due by July 13, 2026, with any final rule expected to take effect on October 1, 2026. **There were thousands of comments sent in about this rule, mostly with concerns/oppositoin. And, recently a Federal judge declared that the Administration can't terminate grants that had already been awarded. So we will keep you apprised of any developments.**
3. **Federal Grants** – TRP provides our Local Government Grant Alert every other week. As a reminder, if IOP is interested in pursuing a Federal grant, please let us know.

Jim Davenport
Partner
Thorn Run Partners
(703) 597-2009

From: Douglas Kerr <dkerr@isleofpalms.gov>
Sent: Friday, July 24, 2026 11:52 AM
To: Jim Davenport <jdavenport@thornrun.com>
Cc: Sean Kuester <SKuester@isleofpalms.gov>; Chris Jordan <cjordan@iopwsc.com>; Josh Uys <juys@isleofpalms.gov>; Chas Thomas <cthomas@thornrun.com>
Subject: RE: IOP update

Jim- I want to provide Council with an update to the correspondence below.

Can you edit the note below to provide any updates you would like the city to be aware of?

Thanks, Douglas



EXECUTIVE SUMMARY

2018 Isle of Palms Restoration Project *Annual Beach and Inshore Surveys*

Year 8 (2026) Monitoring Report

Prepared for
City of Isle of Palms

COASTAL SCIENCE & ENGINEERING



EXECUTIVE SUMMARY

This report is provided to the City of Isle of Palms as part of semi-annual beach monitoring efforts. It focuses on changes in beach condition between February 2026 and June 2026 and briefly discusses volume changes relative to the 2018 post-project condition. The June 2026 survey reoccupied the same beach profile locations as prior surveys and included data collection over the deltas of Dewees and Breach Inlets. This survey also serves as the pre-construction survey for the upcoming nourishment project, establishing the pre-project condition of the beach for documenting project performance and potential FEMA assistance claims.

Figure A shows the survey baseline and boundaries for reaches defined in earlier reports. Note that the monitoring reaches differ from the reaches identified in construction documents for the upcoming beach nourishment project. CSE recently subdivided Reaches 5 and 6 to provide more localized information on beach conditions along the dynamic northeastern end of the island.



FIGURE A. Isle of Palm Survey Reference Line and Monitoring Reaches.

The two main factors controlling beach volume change from February 2026 to June 2026 were: (1) the migration of sand from Reaches 3 and 4 to Reaches 1 and 2, and (2) onshore migration and spreading of shoal sand along the Wild Dunes area. Both events have led to net volume gains along the beach, despite the presence of erosional areas. Overall, the island gained 229,675 cubic yards (cy) in the past year, with 187,400 cy accreted from August 2025 to February 2026 and 42,075 cy of sand between February 2026 and June 2026.

Volume gains were highest along the south end, in Reaches 1 and 2. The area south of the pier gained 317,725 cy in the past year, with 152,875 cy of that total being gained over the past four months (Table A, Figures B-D). Much of the accretion in the first part of the survey period can be attributed to the gains from the USACE beneficial use project. Some of the gains, especially in the north end of Reach 2, can be attributed to a down-drift movement of sand from the center of the island. Sand moving into the area from the north originated from the 2018 nourishment project, and has now reached the southern end of the island.

A majority of stations south of Station 65+00 (Access 9) experienced substantial growth of the dry sand beach. The average movement of the dry sand beach (4.5' contour) at the south end was around 26.8 feet, with the largest gain close to 105.3 feet (Figure E). This is largely due to sand from Reaches 3 and 4 continuing to move farther south down the island. It is also partly due to the seasonal transition from a winter to a summer beach profile: as the beach shifts from winter to summer conditions, the offshore bar moves closer to shore and can widen the dry sand beach. Some of the gains in the dry sand beach are also attributable to continued movement of sand higher in the beach profile from sand that was placed below the low-tide line in the USACE project.

While some of this growth reflects natural seasonal variation, the significant volume increase points to genuine recovery of the beach. Reaches 1 and 2 experienced uncharacteristic erosion from 2021 to 2024, and CSE anticipated that the USACE disposal project, combined with sediment movement through the littoral system from upcoast, would eventually lead to some level of recovery. The beach currently holds as much sand volume as it did in June 2019, and the position of the high tide line is at or near its most seaward position documented since 2009.

The central portion of the island continues to experience migrating waves of accretion and erosion that are moving through the area. The waves can span a few thousand feet, and result in individual station volume changes that vary alongshore. The waves are associated with sand availability from upcoast, as sand is either trapped by approaching shoals or released by nourishment or shoals after attachment. CSE has been able to track “packages” of sand that move alongshore (generally south) from the northeast end of the island. In fact, the sand wave currently moving through the pier appears to have originated from the 2018 nourishment project at the northeast end of the island.

Overall, Reach 3 gained 1,750 cy in the past year, but erosion has started to increase in the past four months with the disruption in the upcoast sand supply. Reach 4 lost a total of ~62,100 cy from August 2025 to June 2026. Erosion has increased recently due to the lack of sand supply from farther north, as sand supply from Reach 5 was reduced in recent years. CSE expects that directly following the completion of the 2026 nourishment project, sand supply to Reach 4 will increase, resulting in a new accretional wave that propagates south.

Reaches 5 and 6 are the most dynamic, highly developed shoreline in South Carolina. The current shoal attachment event is toward the end of its cycle but is still bringing sand to the center portions of Wild Dunes. Sand has started to spread along other areas of the reaches, slowing down some of the erosion rates that were present in recent years. Individual stations immediately adjacent to the attachment site are gaining substantial amounts of sand, with unit volume change ranging from -60.9 cy/ft (cubic yards per foot) to 73.7 cy/ft in the past year. Accretion is occurring along Beachwood East and Dunecrest Ln, and Mariner's Walk to Summer Dunes Ln as the shoal attachment is welded to the shore and starting to spread alongshore.

The area fronting the Grand Pavilion continues to lose sand, as the erosional trend that affected Beachwood East has shifted to the southwest. CSE expects this trend to reverse as the accretional wave moves south; however, this will be masked by nourishment. Near Seascape and Ocean Club, erosion has slowed in the second half of the year; however, the erosion in the past years has left this area particularly vulnerable. The dry sand beach is directly fronting Ocean Club, allowing water to run under the structure.

Overall, Reaches 5 and 6 show a net loss of approximately -64,325 cy over the year, with the majority of those losses occurring in the past four months (~-48,150 cy) and occurring near the north and south ends of Wild Dunes. The shoal is almost completely attached to the beach as of July 2026. While erosion has slowed in Reach 5 and 6 as sand spreads alongshore, areas away from the attachment site are likely to continue to erode until the upcoming nourishment project is completed.

At the time of this report, Marinex Construction has initiated placement of 2.5 million cy of sand along the northern and southern ends of the island. Approximately 1.7 million cy will be placed along the Wild Dunes area, and 800,000 cy along the area south of the pier. By the end of the project, the island will contain around 1.55 million cubic yards (mcy) more sand than has been present in any survey conducted by CSE.

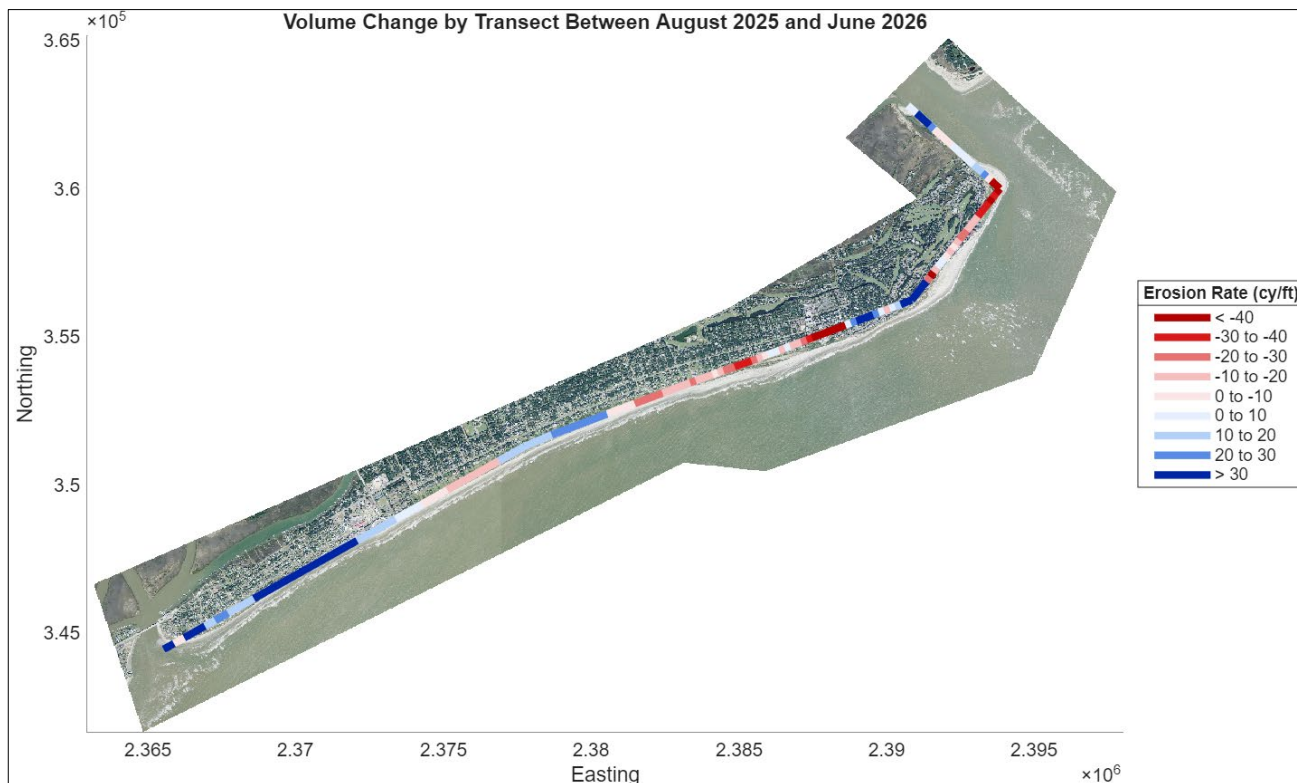


FIGURE B. Image showing the volume change by station for the year. Accretion (blue) is mostly seen in the south end of the island, where the USACE project and downdrift movement of sand have built up the beach. There are also pockets near the shoal attachment areas. There is erosion (Red) shown in some of the erosion hotspots in reaches 5 and 6.

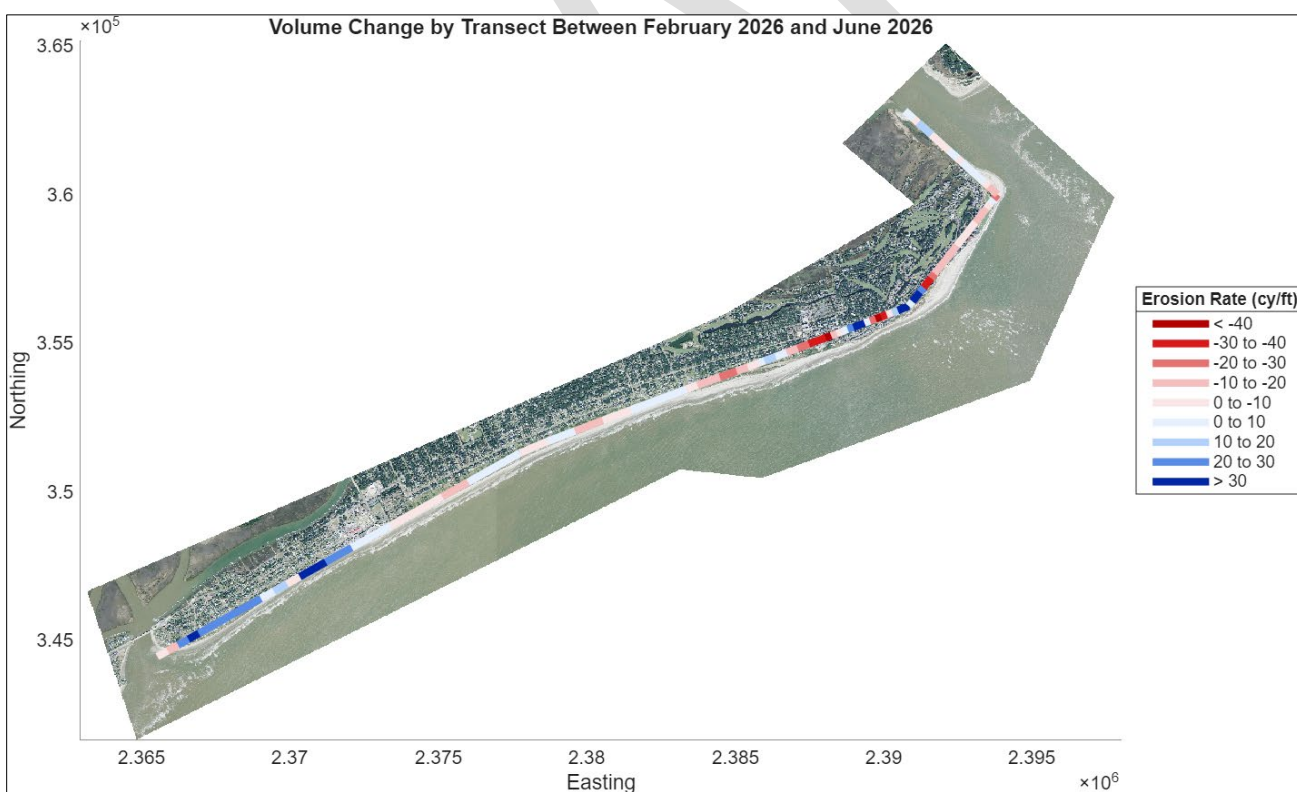


FIGURE C. Image showing the volume change by station from February 2026 to June 2026. Accretion (blue) is mostly seen in the south end of the island, where the downdrift movement of sand has built up the beach. There are also pockets near the shoal attachment areas. There is erosion (Red) shown in some of the erosion hotspots in reaches 5 and 6; note the decreased erosion on the northeast side of the island compared to Figure B.

TABLE A. Beach volume change between surveys from 2018 to 2026 for each monitoring reach. Note that moving from top to bottom in the table represents movement from south to north on the beach, and movement from left to right shows change over time.

Profile Volume Change Since Last Survey (cy)												
	Length (ft)	Apr-18	Jun-19	Jun-20	Jul-21	Aug-22	Aug-23	Sep-24	Feb-25	Aug-25	Feb-26	Jun-26
Reach 1	5,000	34,720	-6,181	84,758	-4,285	-113,231	-209,793	-28,413	-4,397	125,816	82,217	84,110
Reach 2	4,000	7,250	-17,095	-362	-23,353	-7,217	-25,582	-49,861	-9,961	-2,210	82,631	68,765
Reach 3	6,000	3,428	25,593	34,573	-6,909	26,568	-15,674	97,482	10,684	34,670	21,716	-19,960
Reach 4	7,200	50,092	41,205	157,949	114,202	96,595	20,029	49,675	-78,825	-6,195	-9,396	-52,703
Reach 5a	2,000	65,240	72,718	-43,167	-67,369	-18,606	-34,784	-41,908	-29,207	-2,205	-12,382	-6,629
Reach 5b	1,400	340,444	-87,553	-58,643	-48,322	-4,770	12,044	4,791	-33,557	-14,166	-46,614	-33,751
Reach 5c	2,400	476,687	-142,926	-106,475	-92,924	-88,118	-95,096	-12,541	44,892	128,136	63,150	38,038
Reach 6a	1,200	170,019	-147,830	-41,927	-37,365	-8,043	24,388	152,239	54,526	-33,823	25,015	3,300
Reach 6b	1,800	269,976	-26,376	-56,329	-27,527	-22,376	-63,347	-97,961	-47,566	-38,180	8,409	-25,625
Reach 6c	2,000	229,945	59,673	-22,537	-38,852	-65,614	-96,793	-121,323	-52,258	3,702	-53,745	-23,483
Reach 7	4,000	-29,257	18,340	14,624	15,563	11,059	46,652	-108,341	3,150	17,560	26,391	10,012
Reaches 1-7	37,000	1,618,545	-210,432	-37,537	-217,140	-193,751	-437,955	-156,160	-142,520	213,104	187,392	42,073

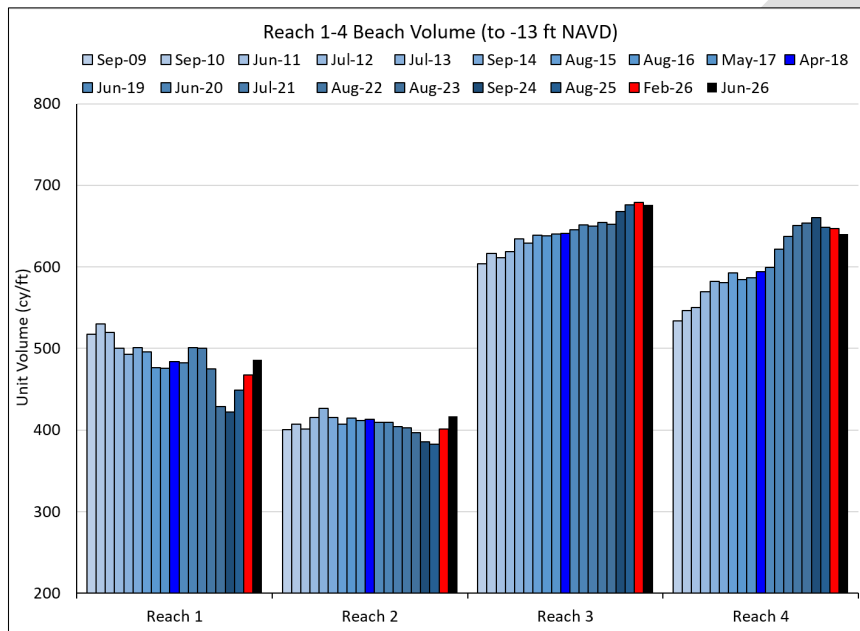


FIGURE D. Total beach volumes (unit length basis – cubic yards per foot) for the monitoring reaches between 2007 and 2026 (note surveys were not available for Reaches 1-4 until 2009). July 2008 and April 2018 represent post-nourishment conditions.

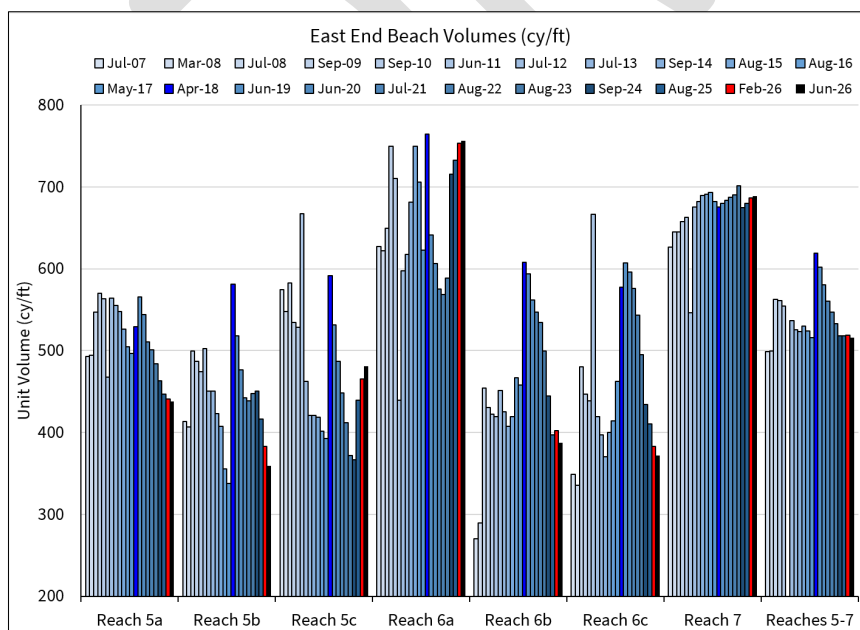
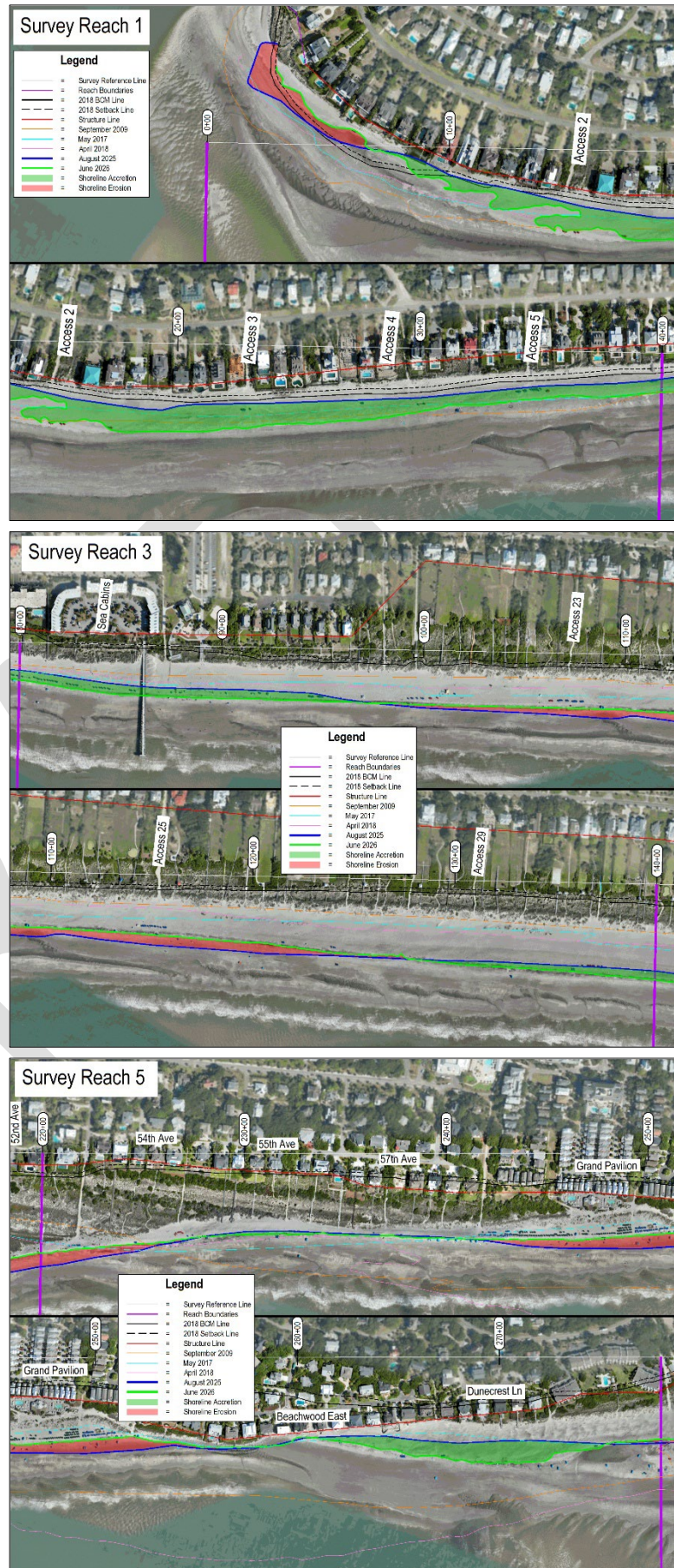


FIGURE E. Example maps showing the position of the typical high-tide line measured by the +4.5 ft NAVD contour for the most recent surveys. Previous shoreline positions are shown for reference, as well as the location of the state jurisdictional lines. The green and red shaded areas show growth or erosion of the high tide line between 2025 and 2026. Appendix C provides maps for the full island at a larger scale.



City of
Isle of Palms
South Carolina

MOBILITY STUDY 2026



IOP 2026 Mobility Study was developed by the Berkeley-Charleston-Dorchester Council of Governments (BCDCOG)



INTRODUCTION

The City of Isle of Palms (IOP) is a barrier island community located less than ten miles from Charleston Harbor along South Carolina's coast. The City's nearly five miles of public beachfront is among its most valuable assets, attracting thousands of visitors each year and serving as the cornerstone to the local economy, residents' quality of life, and the community's coastal identity.

BACKGROUND

Mobility – the ability of people to move throughout and access different parts of a community – is essential for coastal communities, like IOP, that experience a significant influx of daily visitors. As tourism and the subsequent traffic volume continue to grow each year, the demand for additional, safer alternative connections across the island also increases. The City recognizes that improving and expanding its current infrastructure to meet the rising demand is key for enhancing mobility and maintaining a network accessible to both residents and visitors of all ages and abilities.

PURPOSE

The purpose of this Mobility Study is to provide the city with the guidance and resources needed to inform them on future decision making related to improving safety, accessibility, and connectivity around the island. A safe, well-connected network of streets, sidewalks, bike facilities, and off-road paths can provide greater mobility for people to access jobs, schools, shops, dining, parks, beaches, community centers, and other public spaces. These connections are vital for the ongoing social, economic, and physical health and success of the community.

The main components of this study will be to:

1. *Assess the existing conditions of IOP's current infrastructure*
2. *Identify any gaps in the network to/from popular destinations*
3. *Gather public input needs*
4. *Identify projects based on a needs assessment*
5. *Provide the City with a set of prioritized projects and recommendations to be implemented in the future as funding becomes available*

DEVELOPING THE STUDY

The Mobility Study was developed between Spring 2025 and Summer 2026 with close coordination between IOP residents, community organizations and committees, Planning Commission, City Staff, and the BCDCOG. It incorporates priorities, goals, themes, and ideas from other City plans, including its Comprehensive Plan, Strategic Plan, and Community Enrichment Plan.

The planning process consisted of three main steps: Data Collection & Analysis, Needs Assessment, and Project Recommendations.

The two primary data collection methods used were: a field survey to document existing conditions and public engagement to better understand community priorities and needs. The results of both the field survey and public engagement were used as the foundation for the Needs Assessment. This resulted in a list of identified projects which were then scored and prioritized based on their anticipated impact, feasibility, and alignment with community needs.

Other information, such as demographics, public health statistics, crash history, and walk and bike counts were also gathered from various sources as part of the existing condition analysis and used to inform the Needs Assessment.

PROJECT TIMELINE

- **APRIL 2025**
✓ *Project Kick Off*
- **JUNE–JULY 2025**
✓ *Field Survey*
- **SEPTEMBER–OCTOBER 2025**
✓ *Online Public Survey*
✓ *In-Person Public Open House*
- **NOVEMBER 2025–FEBRUARY 2026**
✓ *Existing Condition Analysis*
- **MARCH–MAY 2026**
✓ *Needs Assessment*
✓ *Project Identification*
- **JUNE–JULY 2026**
✓ *Project Scoring*
✓ *Selection of Recommended Projects*
✓ *Cost Estimates of Recommended Projects*
- **AUGUST 2026**
✓ *Final Adoption*

The IOP 2026 Mobility Study was commissioned by the City of Isle of Palms using funding from Explore Charleston and the Accommodations Tax (A-Tax).

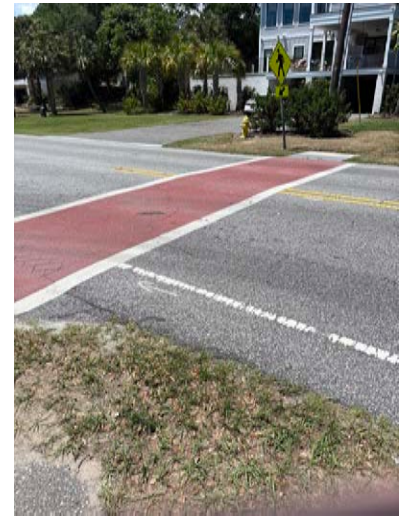
SIDEWALK FIELD SURVEY

A field survey was conducted during Summer 2025 and was essential to accurately evaluate and catalog the existing conditions of IOP's current sidewalk network. This involved several in-person site visits and walkthroughs, providing firsthand observations of sidewalk conditions throughout the city.

The field survey focused on the city's publicly accessible sidewalk infrastructure. Facilities within the gates of the Wild Dunes resort area were not considered within this study. A summary table of the sidewalk inventory is included as Appendix A.



AT-GRADE SIDEWALK WITH TRUNCATED DOMES

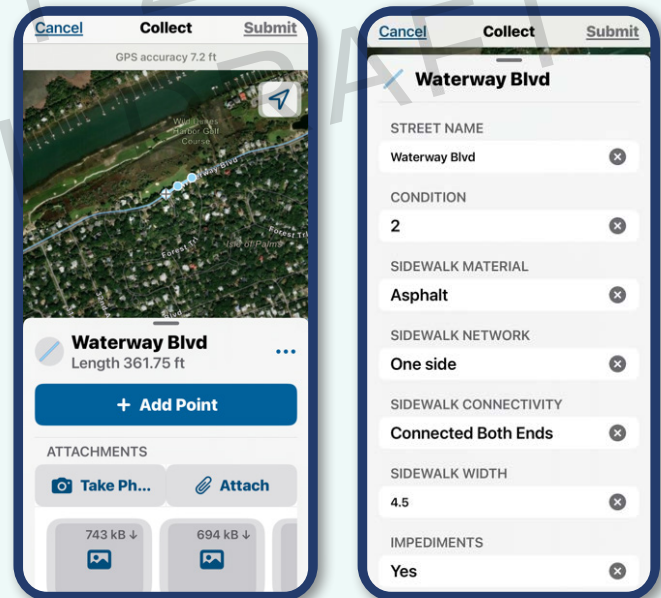


DELINEATED CROSSWALK WITH PEDESTRIAN CROSSING SIGN

MOBILE FIELD SURVEY APP

For the site visits, an online mobile field survey application was developed to evaluate and catalog sidewalk conditions in real time using a smartphone or tablet. Each sidewalk segment was mapped as an individual GIS feature with a customized attribute form to record key sidewalk characteristics, including surface type and condition, pavement width, pavement elevation, safety and ADA infrastructure, and the presence of impediments or obstructions to walkability.

Photo attachments created a visual record of issues, including sand, sediments, and debris covering the pavement, overgrown vegetation, pavement damage, standing water, and other safety concerns.



A complete assessment of the city's sidewalk inventory from the mobile GIS app and be viewed using the QR Code or by going to: <https://arcg.is/TCe5b1>. Once in the app, select any sidewalk segment and click the table icon to view all of the collected data, including the photographs.

PUBLIC ENGAGEMENT

Public engagement was a key step in identifying the needs and priorities of the community. There were two public engagement opportunities offered throughout the planning process – an online survey and an open house event. Results from both methods of public engagement provide an assessment of the city's network based more on firsthand knowledge and personal experiences compared to the more analytical assessment from the field survey.

PUBLIC SURVEY

The online public survey was live from September 16th to October 31st, a total of 45 days. During that period, there were about 13,700 total responses and nearly 500 comments collected from the 463 total participants.

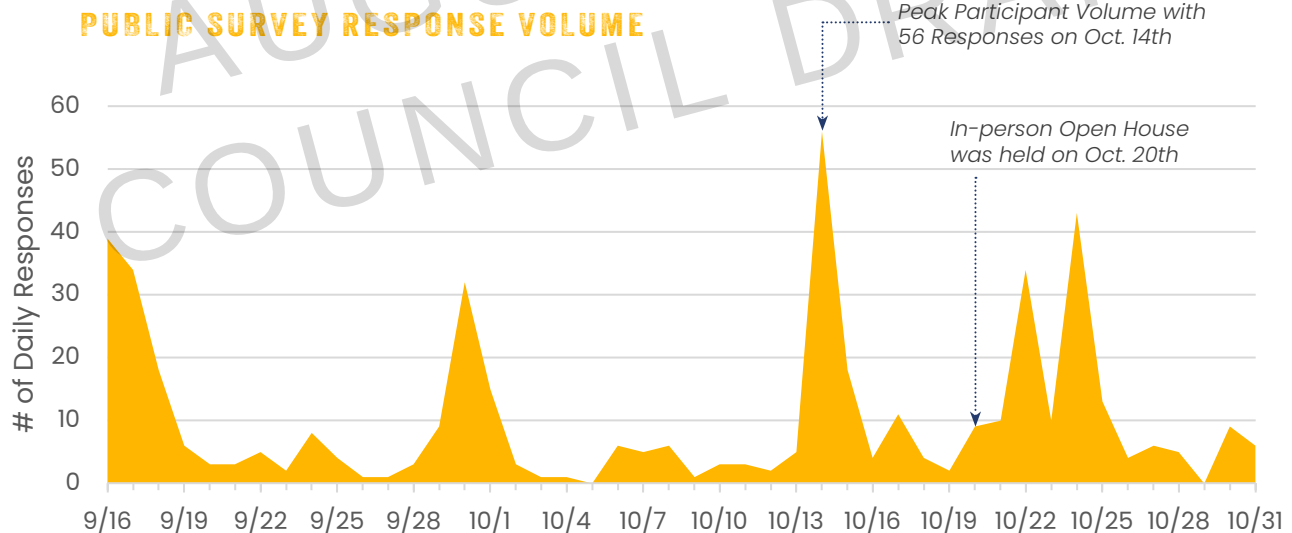
The survey was organized into six topics – **Residency, Transportation Modes, Destinations, Safety, Projects, and Support Level** – guiding participants through a logical flow and strategic thought process to encourage more focused and reflective responses.

Paper copies of the survey were available at City Hall upon request.

WHO PARTICIPATED

463 TOTAL ONLINE SURVEY PARTICIPANTS

13,724 TOTAL RESPONSES & 477 COMMENTS



RESIDENCY

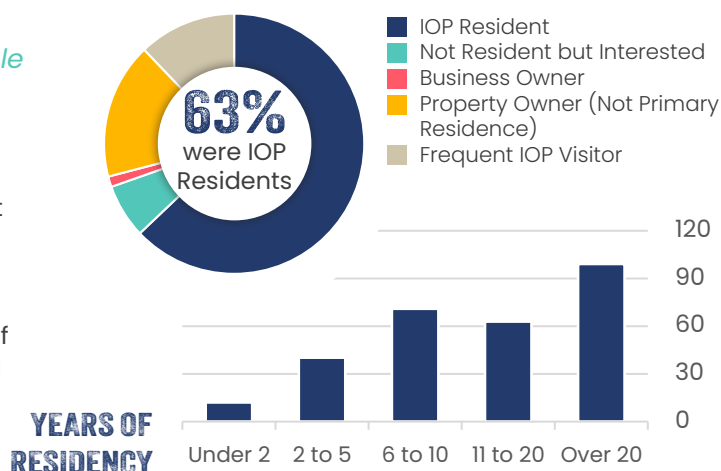
Q: What is your relationship with the City of Isle of Palms?

Q: Are you a full-time or part-time resident?

Q: How long have you lived on Isle of Palms?

Of the 463 participants, a vast majority had a direct relationship with IOP – being either an IOP resident, business owner, and/or property owner.

Nearly all residents who participated in the survey lived on the island full-time (98%), with just over half reporting that they had been a resident for over ten years.



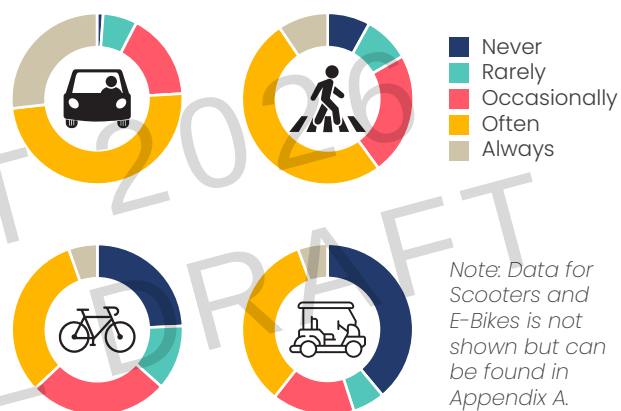
TRANSPORTATION MODES

Q: How often do you take short trips on the island using the following modes of transportation?

As expected, most participants prefer to drive when taking short trips around the island, with nearly three-quarters responding "Often" or "Always."

Despite the limited inventory of sidewalk and bike infrastructure, 60% of participants reported frequently walking, and 37% reported frequently biking.

Although not every household has access to a golf cart or LSV, those that do likely use them just as frequently as cars for those short trips on the island.



REASONS FOR WALKING OR BIKING

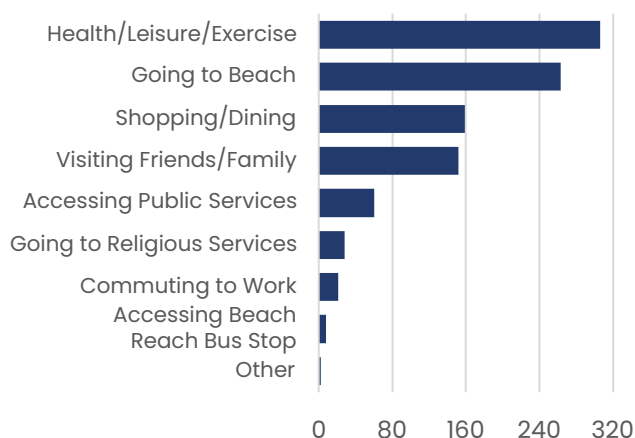
Q: Please select your most common reasons for walking or biking.

Identifying common reason(s) for walking or biking around the island revealed potential behavioral patterns of residents.

Roughly 9 out of 10 participants chose "Leisure/Health/Exercise" as one of their most common reasons for walking or biking while three-fourths chose "Going to the Beach."

"Walking Pets" was a common write in answer.

Most reasons for walking or biking are associated with a specified destination, such as going to the beach, shopping/dining, and commuting to work, while some, like for leisure, health, or exercise and walking pets are not necessarily.



DESTINATIONS

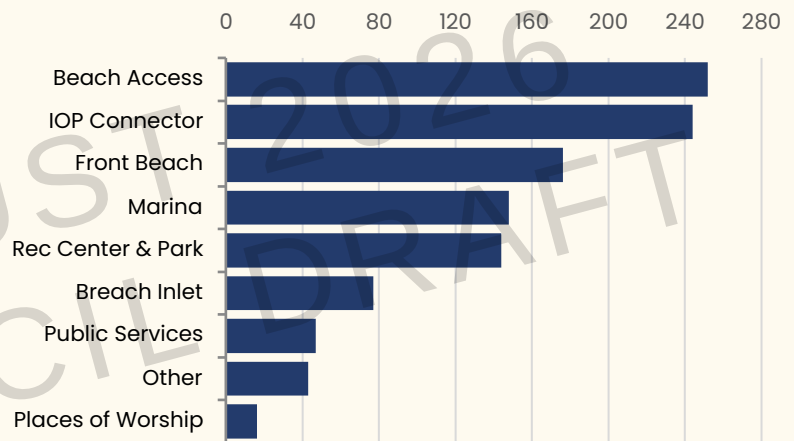
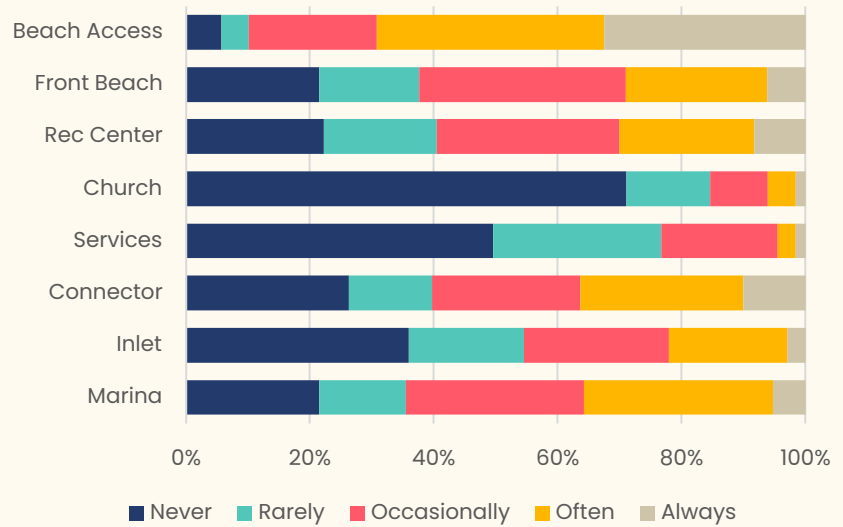
Q: *How often do you walk and/or bike to these points of interest on IOP?*

Q: *Please select the IOP points of interest that should be prioritized for future connectivity improvements.*

Walking and/or biking is by far the most common way that participants travel to the beach on IOP. With the numerous beach access points across the island, accessibility to the beach is greater than most other popular destinations on the island which are usually limited to a specific area.

In addition, participants were asked to select the points of interest that should be prioritized for future connectivity improvements. The Beach Access Points and IOP Connector Intersection and Shopping Centers were both selected by nearly two-thirds of participants.

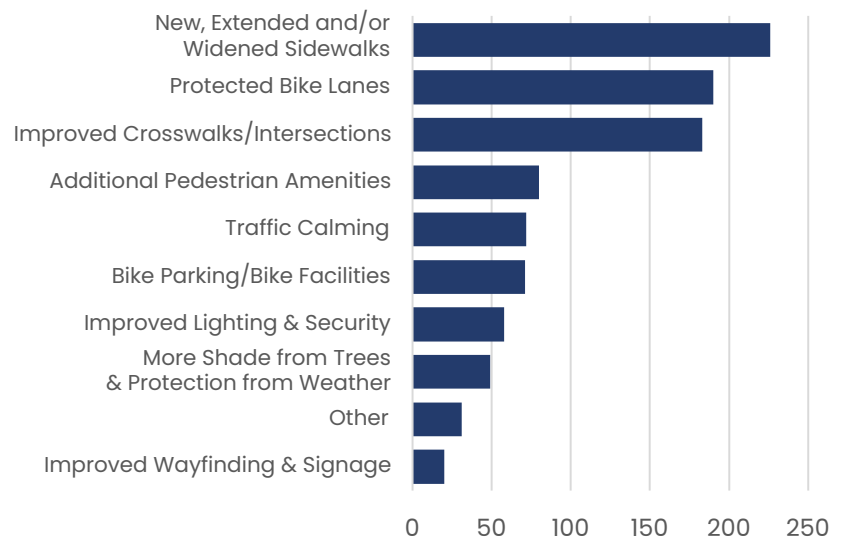
With about 40% of participants indicating that they either never or rarely walk and/or bike to the IOP Connector, expanded infrastructure in that area would greatly improve the mobility and connectivity of that important destination and help address the needs expressed by residents.



PROJECTS

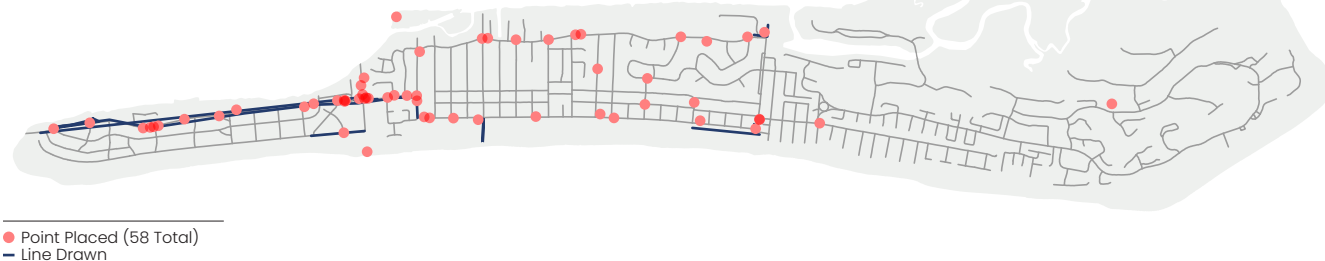
Q: *Please select which of the following improvements would most likely influence your decision to walk and/or bike around the island.*

When asked which of the following improvements would most likely influence a respondent's decision to walk and/or bike around the island, the top responses were focused primarily on physical aspects of IOP's network – improving and expanding infrastructure – rather than enhancing the quality and experience.



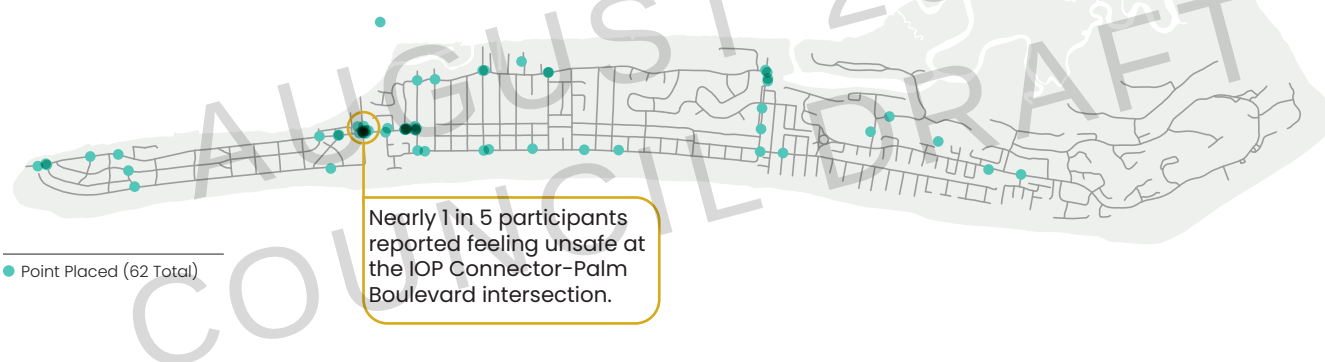
SURVEY MAP Q1: UNSAFE STREETS

Participants were asked to identify any specific walking and/or biking routes/streets that they felt unsafe on. Palm and Waterway Boulevards received the majority of comments.



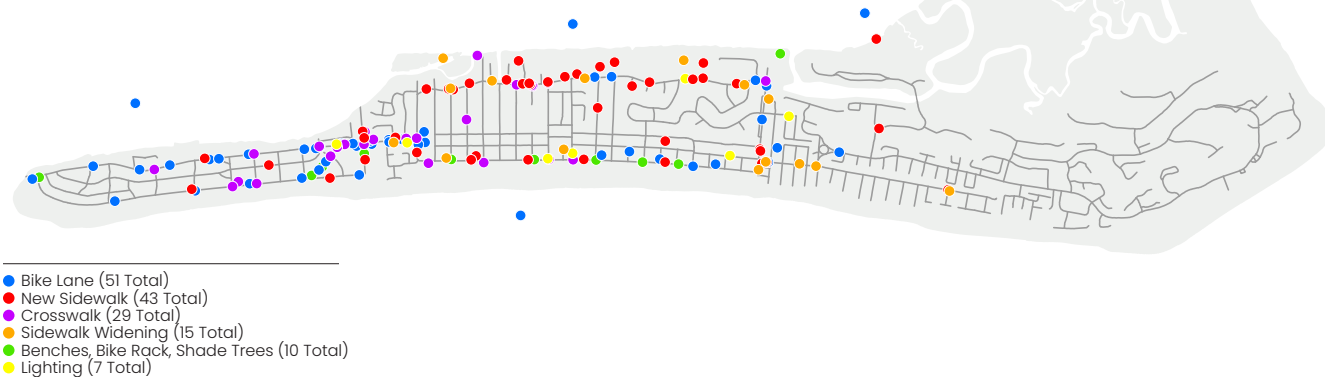
SURVEY MAP Q2: UNSAFE INTERSECTIONS

In addition to identifying unsafe streets, participants were also asked to identify any intersections - including crosswalks - that they felt unsafe at when walking and/or biking. Points were again concentrated along Palm Boulevard.



SURVEY MAP Q3: NEEDED INFRASTRUCTURE

When asked where respondents think improvements are needed, most of the points identified were concentrated along streets with existing sidewalk and/or bike infrastructure.

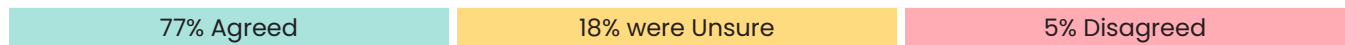


MOBILITY GOALS

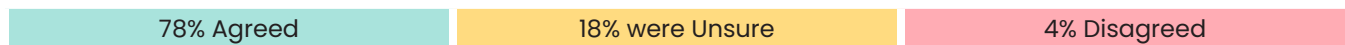
Q: Please indicate your level of agreement with each of the following connectivity goals for the City of Isle of Palms:

The following goals have been identified throughout the years and across several plans. An overwhelming majority of survey participants “Agreed” with each of the statements.

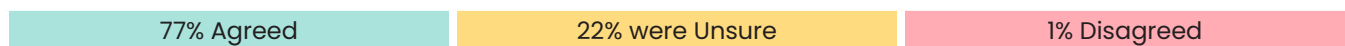
EXPAND SAFE PEDESTRIAN & BICYCLE ACCESS ISLAND-WIDE



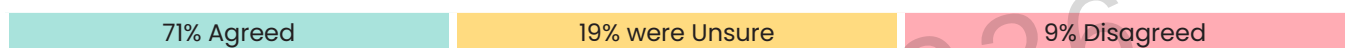
IMPROVE TRAFFIC FLOW, ESPECIALLY DURING HIGH-TRAFFIC DAYS



REDUCE VEHICLE & PEDESTRIAN CRASHES & INJURIES



ENCOURAGE ALTERNATIVES TO PRIVATE CAR USE



EXPAND INCLUSIVE INFRASTRUCTURE DESIGNS FOR ALL AGES, HOUSEHOLDS, & ABILITIES



PLAN FOR FUTURE GROWTH, CLIMATE RISKS, & INFRASTRUCTURE OWNERSHIP



FALL OPEN HOUSE

The Fall open house was held on October 20th from 5:30pm to 7:30pm at the IOP Rec Center. Approximately 20 people attended the event.

There were several interactive stations including one that asked attendees to map the routes that they take to the beach, for their daily walk or run, to walk their pet, etc, and another that asked about the needed micromobility improvements throughout the island.



COMMUNITY PROFILE

For decades, IOP has slowly been transitioning from being a primarily residential, commuter community to a popular vacation and retirement destination. As a result, the demographic composition of the city has also changed over time – consisting of more retirees and empty nesters as opposed to working adults and young families. This shift requires the city to not only adapt to the changing needs of its residents but also to its changing role in the region.

With the island approaching build out, IOP's population has remained relatively steady since 2000, fluctuating between 4,000 and 4,800 residents. In 2023, IOP's resident population was estimated at 4,350 people. However, during the peak summer months, the island witnesses as high as 25,000 additional daily trips from visitors and vacationers, essentially quadrupling the number of people on the island. This was a key factor in the city's recent IOP Thrives! Community Enrichment Plan and will be taken into consideration during the Needs Assessment of this study.

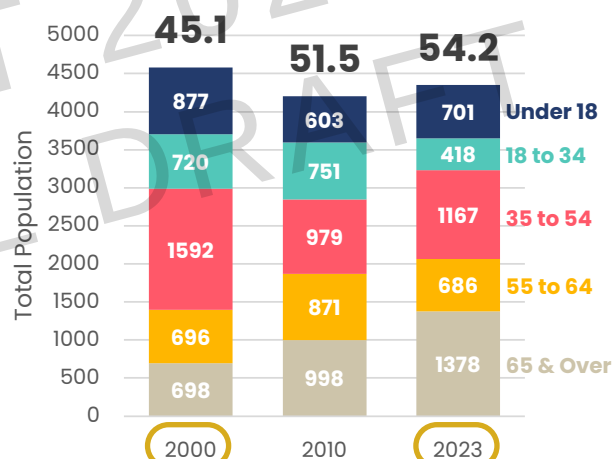
AGE

Age shapes how communities move – influencing social connections, daily routines, mobility choices, and safety needs. People of different ages often rely on different mobility infrastructure to meet their needs. IOP's increasing median age is likely due to the city's ongoing popularity as a retirement destination as well as current residents aging-in-place.

54 YEARS
IOP 2023
MEDIAN AGE

Compared to...
39 years in Charleston County,
38 years in the BCD Region, and
40 years in South Carolina.

Data Source: US Decennial Census and American Community Survey (ACS) 5-Year Estimates



+97%

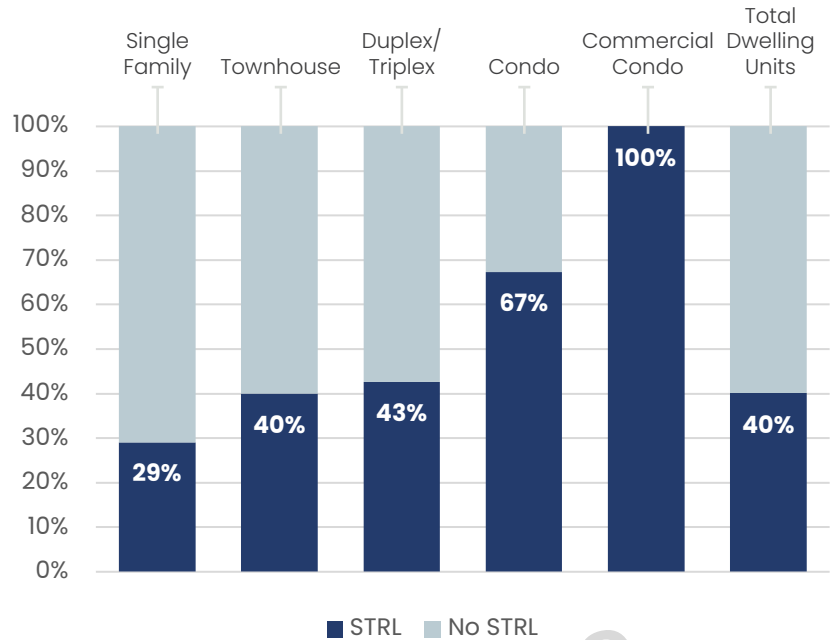
increase in Older Adults (65+) since 2000, despite the total population decreasing by about 5%

HOUSING & SHORT TERM RENTALS

A 2023 analysis of dwelling units and short term rental licenses (STRL) revealed that of the 4,610 total dwelling units in IOP, an estimated 40% had a STRL. These units are major contributors to the islands growing seasonal visitation numbers and the increased demand for additional safer and more accessible connections islandwide.

Data Source: Analysis of Short-Term Rentals per Type of Dwelling

https://www.iop.net/sites/default/files/uploads/STRs/str_analysis_10.31.2023.pdf



HEALTH CONDITIONS & DISABILITIES

The health conditions and disability status of residents can influence the transportation and infrastructure needs of a community.

In 2023, an estimated 11% of IOP residents reported having a disability.

Data Source: CDC PLACES
Note: Percentages are of Adults aged 18 years and older



CENSUS TRACT 49.01

- 10.2% had a mobility disability
- 14.7% were physically inactive
- 10.7% experienced frequent mental distress
- 3.2% lacked reliable transportation of the past 12 months

CENSUS TRACT 49.02

- 10.3% had a mobility disability
- 13.9% were physically inactive
- 9.6% experienced frequent mental distress
- 2.7% lacked reliable transportation of the past 12 months

BUSINESSES & EMPLOYEES

In 2026, there were an estimated 195 businesses located in IOP that employed 2,165 people. Retail Trade, Real Estate, Rental, & Leasing, and Accommodations & Food Services industries account for a significant portion of businesses and employees.

TOP INDUSTRIES	BUSINESSES		EMPLOYEES	
	NUMBER	PERCENT	NUMBER	PERCENT
Retail Trade	27	13.8%	253	11.7%
Real Estate, Rental, & Leasing	34	17.4%	363	16.8%
Accommodations	11	5.6%	685	31.6%
Food Services	24	12.3%	272	12.6%
All Other Industries	99	50.8%	592	27.3%

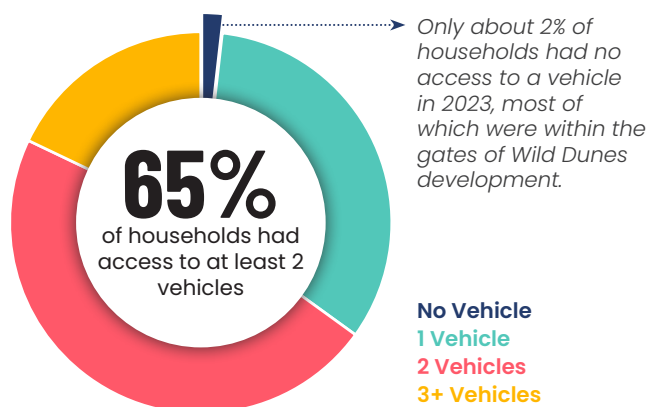
Data Source: Esri's Business Analyst, Business Summary Report

COMMUTING TRENDS

Multi-vehicle households continue to be the norm in IOP. High levels of household vehicle availability are closely tied to taking private vehicles to work, reflecting residents' continued preference for driving alone as their primary travel mode.

Encouraging residents to use alternative modes of transportation, such as walking, biking, golf carts/LSVs, etc. for short trips on the island will help reduce the demand for on- and off-street parking. This can have major impacts on traffic patterns and needs islandwide – particularly during the summer months, in the Front Beach area, and at the beach accesses.

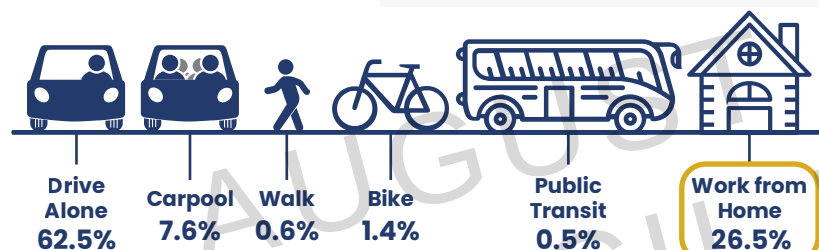
HOUSEHOLD VEHICLE AVAILABILITY



COMMUTER MODES OF TRANSPORTATION

IN 2010, 13% of commuters either walked, biked, or rode public transit to work

that percentage has decreased to **<3% IN 2023**



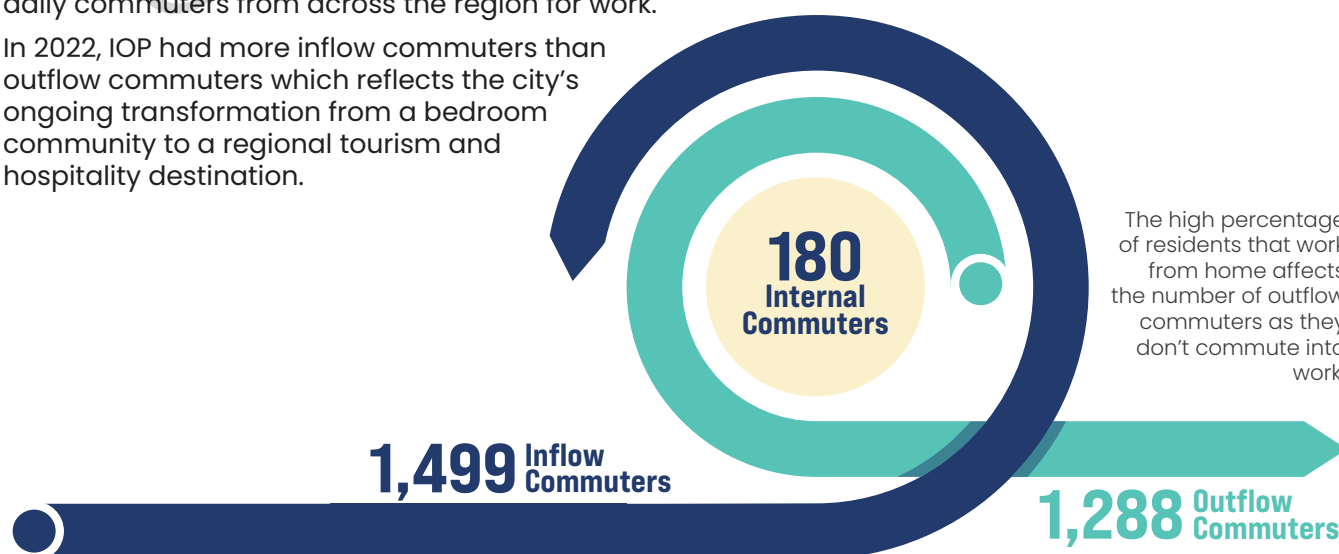
+15 Points

in commuters Working from Home since 2019, a common trend since the COVID-19 pandemic which prompted a nationwide shift towards remote working

COMMUTER FLOW

IOP's retail, restaurant and hospitality industries draw daily commuters from across the region for work.

In 2022, IOP had more inflow commuters than outflow commuters which reflects the city's ongoing transformation from a bedroom community to a regional tourism and hospitality destination.



Data Source: US Census OnTheMap Tool 2022





ACTIVITY GENERATORS & HUBS

Activity generators are places that consistently attract people for a specific reason or purpose, such as to work, shop, dine, learn, exercise, worship, or gather. IOP features numerous activity generators – including beach access points, restaurants, shops, lodging, entertainment venues, recreation facilities, and community services – that collectively establish the city as a destination in and of itself. While many of these places serve both residents and visitors, some primarily cater to one group over the other. For example, city services, places of worship, and recreation facilities are generally resident-oriented, while lodging and entertainment venues primarily serve visitors.

The location, type, and concentration of activity generators influence how people use the transportation network, where they travel, how often they travel, and whether they choose to walk, bike, drive, or use other modes of transportation. Identifying these places provides valuable insight into existing and future travel demand, as well as the infrastructure needed to safely and efficiently connect people to the places they want to go.

Five areas across the island were identified as having high concentrations of activity generators:

- *Front Beach commercial area*
- *Island “Entrance” shopping centers*
- *IOP Recreation Center & Park*
- *“Palm Boulevard beach access” area*
- *IOP Marina*

These activity “hubs” generate a significant share of trips throughout the island, making safe and accessible multi-modal connections to and between them essential. Evaluating how well the transportation system – particularly the city’s micromobility infrastructure – serves these places helps identify opportunities to improve safety, accessibility, connectivity, and overall mobility.

FRONT BEACH

Front Beach includes a wide range of land uses that cater primarily to visitors, tourists, and vacationers, but are utilized by residents as well. Most of the island's higher intensity development, including restaurants, hotels, and retail shops are located within this area and routinely generate high volumes of foot traffic during peak seasons.

Ocean Boulevard is a prime example of what successful Complete Street policies could look like. This corridor was designed to encourage walkability by having wide and accessible sidewalks, frequent and safe pedestrian crossings, limited storefront parking, and different pedestrian and cyclist amenities including beaches, shade trees, murals/public art, bike racks, and planters.



Windjammer Bar & Event Venue



Pavilions Shoppes at Front Beach



Isle of Palms County Park

Photo Source: CCPRC



IOP Public Safety Building



97

ACTIVITY GENERATORS WERE IDENTIFIED ACROSS THE ISLAND, INCLUDING:

- Dozens of Businesses
- 40+ Beach Access Points
- Places of Worship
- Beach Reach Shuttle Stop
- Dewees Island Ferry Terminal
- Recreation Center & Park
- Isle of Palms County Park
- IOP Marina
- City Hall
- Public Safety Building

ISLAND ENTRANCE

Characterized by its vehicle-oriented development, the IOP Island Entrance is mostly comprised of shopping centers that feature different businesses that provide essential daily services for IOP residents and visitors, like restaurants, banks, salons, offices, and stores.

These destinations are primarily supported by the vehicular through traffic along the IOP Connector and Palm Boulevard.



Island Center Shopping Center



Ocean Park Plaza Shopping Center



EXISTING CONDITIONS

IOP's transportation system is comprised of a multi-modal network of streets, sidewalks, bike facilities, multi-use paths, and off-road paths. The interconnectedness of the infrastructure is crucial for the city as residents and visitors rely on these connections for their daily needs, to travel between destinations, and to access employment, education, and other essential services.

Assessing the existing conditions of the transportation infrastructure is a key element of this study which formed the foundation for the strategies and recommendations outlined later in the Implementation section.

ROADWAY NETWORK

IOP's roadway network shapes the city's transportation system, enabling both IOP residents and visitors to move throughout and access different parts of the community. With driving being the primary mode of travel for most people, it has become a critical component in the city's overall mobility and accessibility. The existing network supports the year-round traffic demand generated mostly by residents with the seasonal traffic brought on by visitors.

The island is connected to the mainland and Town of Mount Pleasant via SC 517 – more commonly known as the IOP Connector – and to the neighboring Town of Sullivan's Island via SC 703 (Palm Boulevard). Palm Boulevard is the main roadway that connects different parts of the community, including Breach Inlet, Front Beach, and the Wild Dunes resort area.

OWNERSHIP & MAINTENANCE

Street and right-of-way ownership and maintenance is a common challenge for municipalities as oftentimes the ownership influences the ability to improve infrastructure in a timely manner. Different government agencies typically have different funding sources, schedules, and priorities which can impact the consistency of improvements and maintenance.



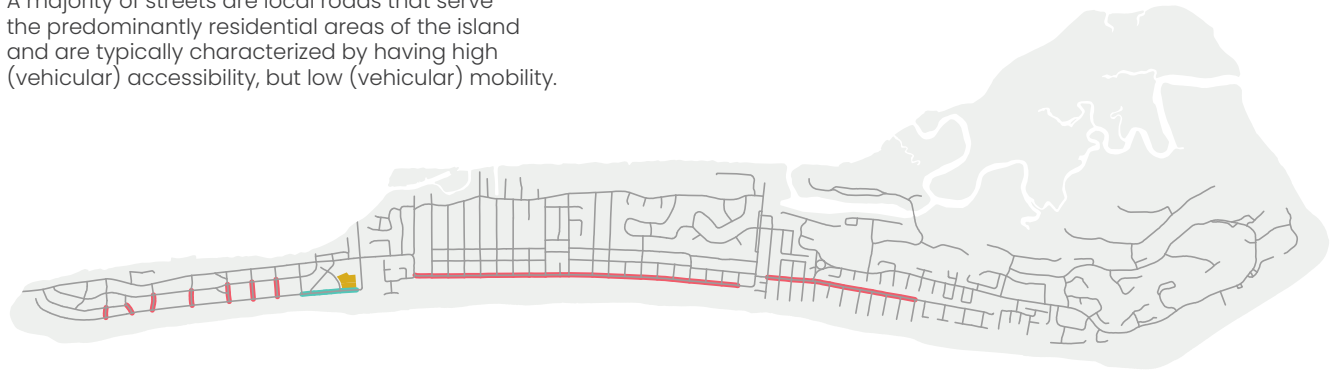
TRANSIT ROUTES

The Beach Reach Shuttle is a seasonal shuttle service operated by CARTA and is the only public transit route that travels to IOP. It operates on weekends and select holidays from Memorial Day to Labor Day. These additional visitors further add to the volume of people that IOP attracts during the summer months.

Shuttle riders are typically heavily reliant on the local pedestrian infrastructure to travel between destinations. The shuttle stop is at the Isle of Palms County Park and connects to Mt Pleasant's Town Center/Market Center Boulevard.

ROADWAY NETWORK & PARKING LOCATIONS

A majority of streets are local roads that serve the predominantly residential areas of the island and are typically characterized by having high (vehicular) accessibility, but low (vehicular) mobility.



- Streets
- On-Street Parking
- Right of Way Parking
- Municipal Parking Lot

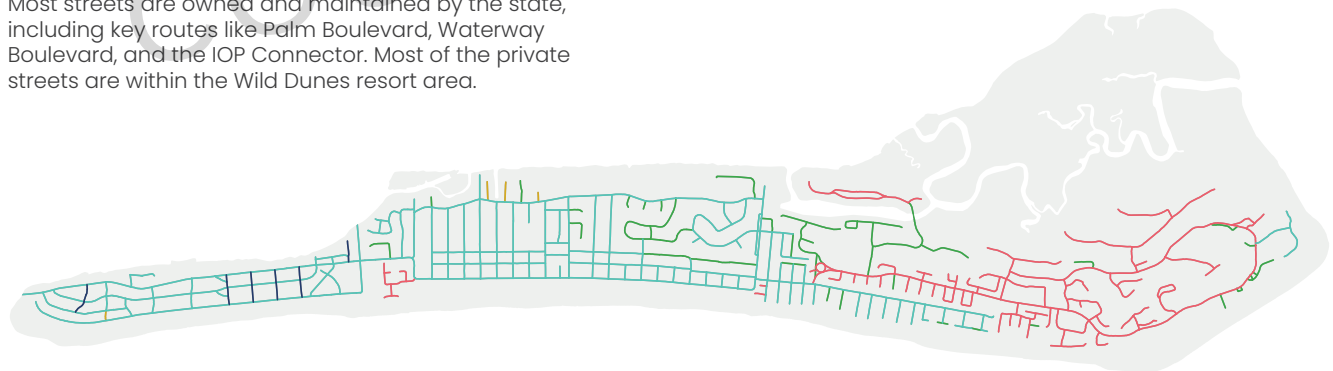
PARKING FACILITIES

There are numerous dedicated parking facilities located across the island. They include:

- *Municipal Parking Lots on Pavilion Drive*
- *Front Beach On-Street Parking*
- *Public Road Right-of-Ways*
 - *3rd Avenue between Ocean Boulevard and Charleston Boulevard*
 - *East side of 4th Avenue between Ocean Boulevard and Charleston Boulevard*
 - *5th Avenue, between Ocean Boulevard and Carolina Boulevard*
 - *6th Avenue, between Ocean Boulevard and Carolina Boulevard*
 - *7th Avenue, between Ocean Boulevard and Carolina Boulevard*
 - *East side of 8th Avenue, between Ocean Boulevard and Carolina Boulevard*
 - *East side of 9th Avenue, between Ocean Boulevard and Carolina Boulevard*
 - *Palm Boulevard between 21st Avenue and 40th Avenue*
 - *Palm Boulevard between 42nd Avenue and 53rd Avenue*

STREET OWNERSHIP & MAINTENANCE

Most streets are owned and maintained by the state, including key routes like Palm Boulevard, Waterway Boulevard, and the IOP Connector. Most of the private streets are within the Wild Dunes resort area.



- Federal
- State
- County
- Private
- Public

ACTIVE TRANSPORTATION

Active modes of transportation – including human-powered forms of travel such as walking and biking – are essential for coastal communities to provide alternative ways for both residents and visitors to move throughout and access different parts of the community. This is particularly important during the summer months to help alleviate the seasonal traffic congestion and reduce the strain on parking facilities.

In addition, commercial areas, like Front Beach, heavily rely on high volumes of foot traffic. This makes pedestrian safety infrastructure, easily accessible storefronts, and overall walkability crucial for supporting the local island's economy.

SIDEWALK INFRASTRUCTURE

Sidewalks are a crucial part of IOP's overall transportation network, providing pedestrians, cyclists, and other non-motorists with dedicated public space and safe travel routes. However, not all streets require sidewalks. Lower density areas, like most of IOP's residential areas, often lack the consistent volume and safety concerns needed to warrant the infrastructure investment. This is in contrast with the Front Beach area which experiences higher and more consistent foot traffic volumes – particularly during the summer months. Most of the streets in Front Beach have sidewalks on at least one side which supports the areas commercial businesses.

There are currently approximately 8 miles of sidewalk infrastructure across the island (excluding the Wild Dunes area). This includes traditional elevated sidewalks, at-grade sidewalks, and at-grade paved shoulders.

A complete inventory of the sidewalks is included as Appendix A of the report.

8 Miles of Sidewalks
along 7.5 Miles of Streets

63% were Concrete Pavement Material

37% were Asphalt Pavement Material

12% Exceed the Standard Width
Most of which are in the Front Beach Area

86% Standard 4-5 Ft Width

2% Under the Standard Width

5%
were
identified
as in Poor
condition

62%
were
identified
as in Ok
condition

33%
were
identified
as in Good
condition

SIDEWALK INVENTORY

Of the approximately 29 miles of streets in IOP (excluding those in Wild Dunes), only about 7.5 miles of streets have dedicated sidewalk infrastructure on at least one side with Palm, Ocean, and Waterway Boulevards accounting for a bulk of the city's inventory.



SIDEWALK CONDITIONS & IMPEDIMENTS

Most of IOP's sidewalks were assessed as being in "OK" or "Adequate" condition. Areas with higher pedestrian traffic, like Front Beach, typically had better quality sidewalks than other areas across the island.



Some of the impediments or obstructions observed included:

A Overgrown Vegetation	B Sand or Dirt	C Debris	D Bumps or Cracks	E Pieces Missing	F Potholes	G Standing Water	H Uneven Pavement
							

The most common impediment found across the island was sand and/or dirt covering the sidewalk. While small amounts are expected, there were several instances where the sand was fairly deep, creating an obstacle particularly for those with wheels, such as bikes, scooters, strollers, wagons, etc.

BIKE FACILITIES

Bike facilities, like sharrows and dedicated bike lanes, are a major component of IOP's overall transportation system. Although most of the existing bike facilities are currently limited to Palm Boulevard and the IOP Connector, cyclists in other parts of the island utilize the roadway and sidewalks alongside pedestrians and motor vehicles.

In 2026, three bike repair stations were installed at the Public Safety Building in Front Beach, Recreation Center, and the Isle of Palms Fire Station 2 near the Marina. These stations were donated to the city by the Law Enforcement Neighborhood Support (LENS) Foundation of Isle of Palms.



REGIONAL NETWORKS

There are two major multi-use systems that travel through IOP: the East Coast Greenway and Battery 2 Beach.

EAST COAST GREENWAY

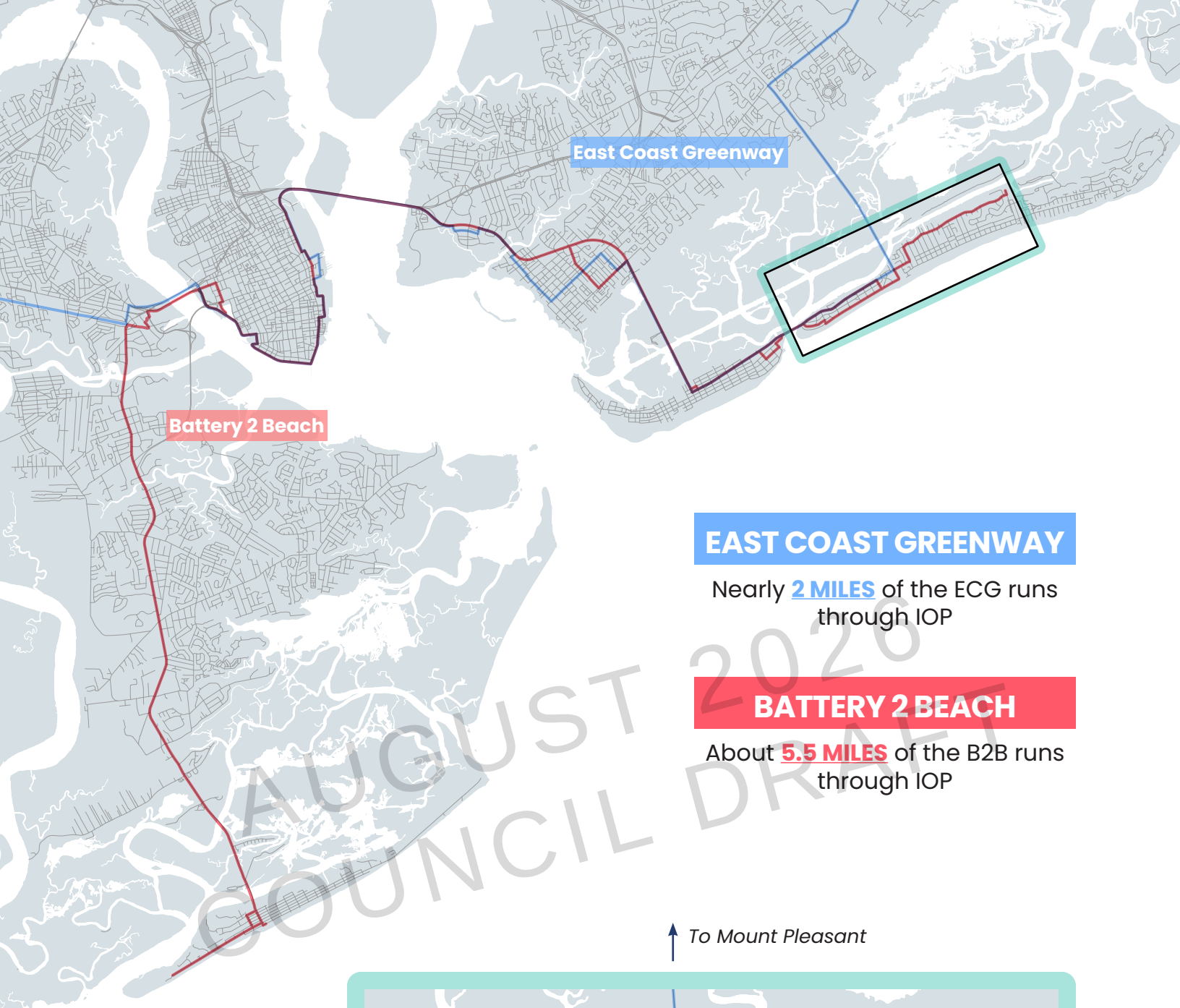
The East Coast Greenway (ECG) is a continuously evolving national multi-use trail system that extends from Maine to the Florida Keys. Currently over 2,600 miles in total length, it comprises of on-road and off-road trails, footpaths, sidewalks, bike lanes, etc.

The IOP Connector and Palm Boulevard are segments of the current ECG route as it passes through IOP.

BATTERY 2 BEACH

Battery 2 Beach (B2B) is an approximately 32-mile long regional multi-use path system created by local advocacy group, Charleston Moves. It connects the Battery in downtown Charleston to three Charleston-area beaches – Folly Beach, Sullivan's Island, and Isle of Palms – passing through five municipalities.

The B2B route on IOP is mostly on Palm, Ocean, and Waterway Boulevards with small segments on Charleston Boulevard and on 3rd, 10th, 14th, and 21st Avenues.



East Coast Greenway

Battery 2 Beach

EAST COAST GREENWAY

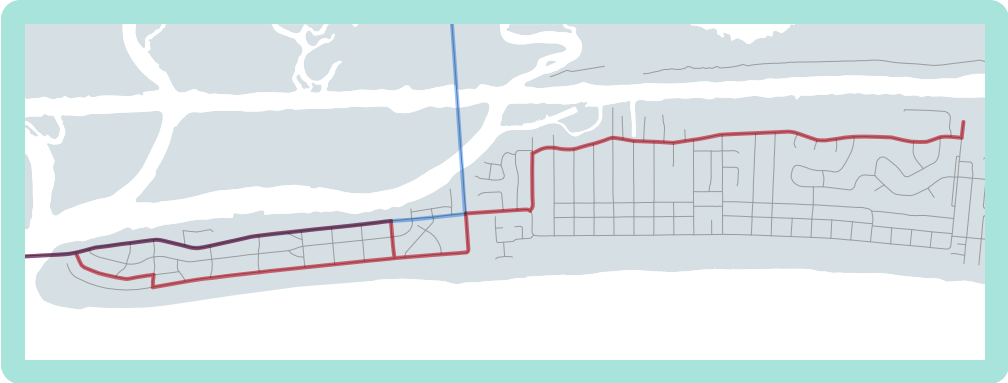
Nearly **2 MILES** of the ECG runs through IOP

BATTERY 2 BEACH

About **5.5 MILES** of the B2B runs through IOP

↑ To Mount Pleasant

← To Sullivan's Island

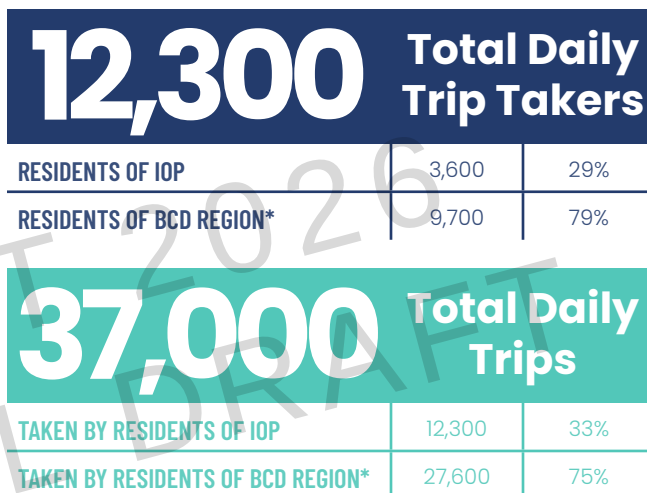


NETWORK USAGE

IOP draws thousands of visitors each day who rely on the local network to move through and access different parts of the island. Understanding who uses the network, how they use it, and for what purpose is essential for developing a system safe and accessible for all users. This analysis can provide insight on current and future demand, helping the city identify priority areas and potential infrastructure needs across the island.

In Fall 2025, there were an estimated 37,000 total daily trips that either originated, ended, or passed through IOP's transportation system. These trips were made by nearly 12,300 trip takers. This includes everyday trips taken by IOP residents and locals going the beach as well as tourists and vacationers visiting the island and commercial deliveries to businesses.

A majority of trips on the island were taken by residents of the BCD Region. An estimated 29% of the total Trip Takers were local IOP residents while another 50% were residents of the BCD Region. IOP Trip Takers accounted for roughly one-third of all trips taken on the island.

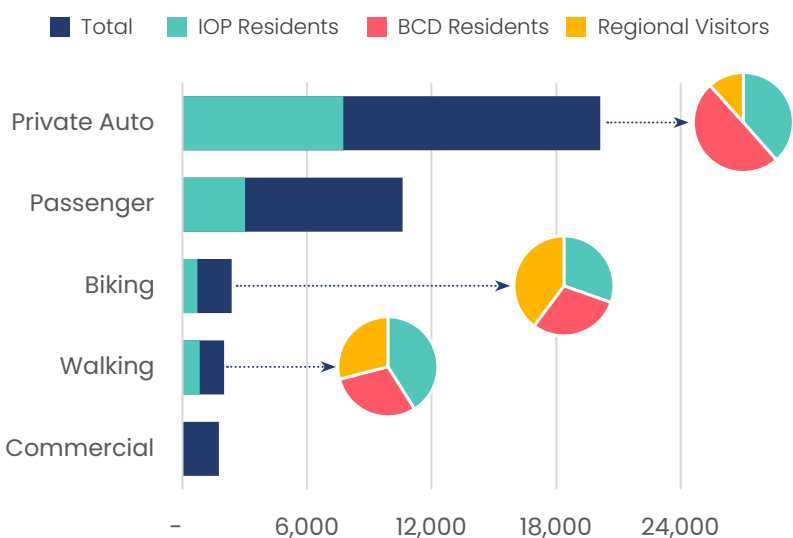


* Includes IOP Residents

TRANSPORTATION MODE OF TRIPS

Over half (55%) of all trips were private vehicles with another 29% being Auto Passengers. The breakdown of trips by driving (Private Auto) shows that only about 12% of trips were generated by Regional Visitors – that most trips are from IOP Residents and daily visits by BCD Residents.

Trips by Walking and Biking were much more evenly distributed by IOP Residents, BCD Residents, and Regional Visitors.



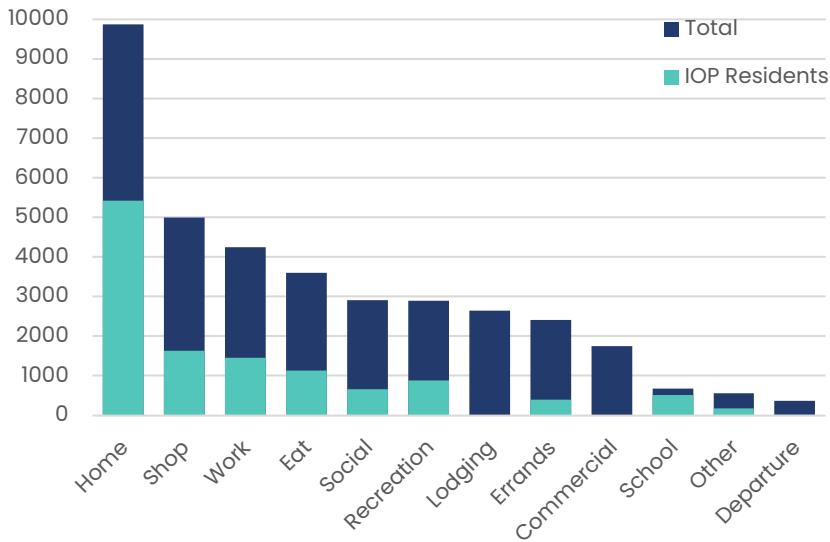
Data Source: Replica Network Link Volumes, Fall 2025

Other Modes of Transportation, including On-Demand and Public Transit, accounted for less than 1% of trips.



TRIP PURPOSE

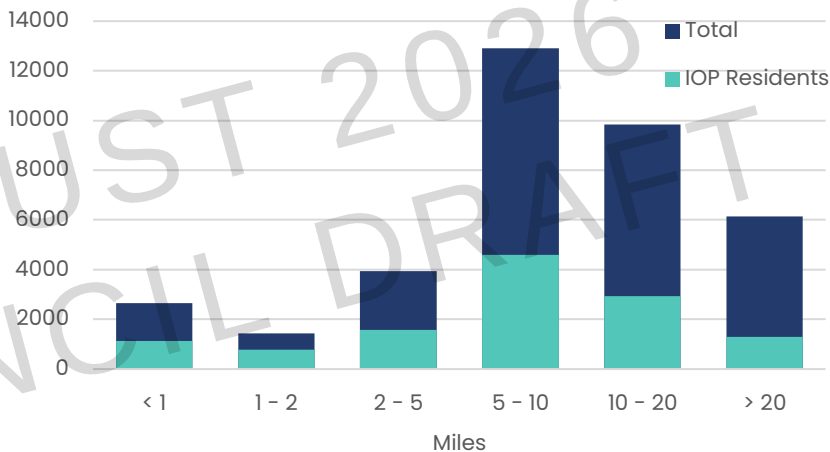
Traveling home is the most frequent trip purpose as residents and visitors ultimately return home following their other daily activities. In addition, going home is not limited to certain age groups as opposed to work and school which is geared more towards working aged adults and kids respectively.



Data Source: Replica Network Link Volumes, Fall 2025

TRIP DISTANCE

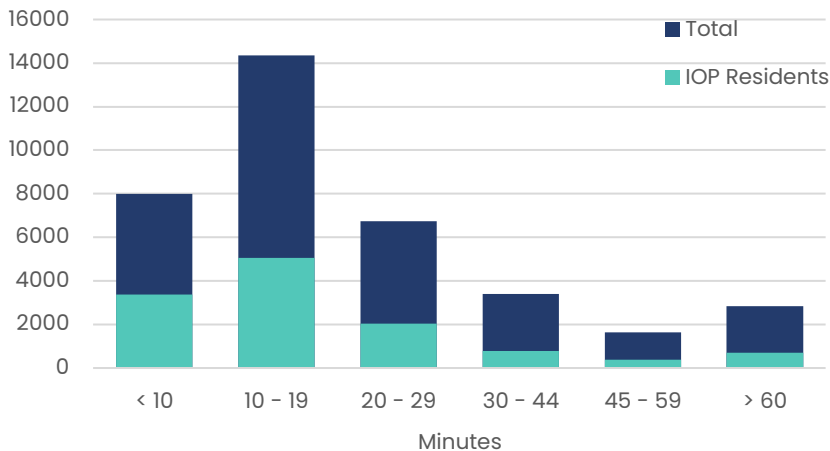
Visitors accounted for a significant share of medium and long distance trips. This is expected as IOP's beaches attract people from across the region and beyond.



Data Source: Replica Network Link Volumes, Fall 2025

TRIP DURATION

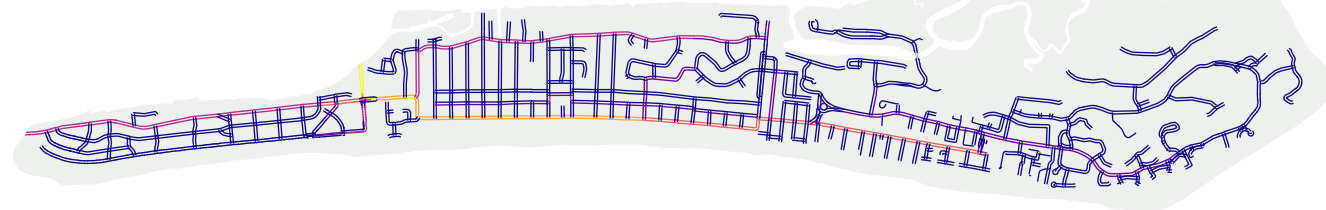
About two-thirds of trips taken by IOP residents were under 20 minutes.



Data Source: Replica Network Link Volumes, Fall 2025

TOTAL TRIPS BY STREET SEGMENTS

The IOP Connector experiences the highest daily trip volume likely due to it being the primary ingress and egress route onto the island. Palm Boulevard also experiences high daily trip volumes as it is the main corridor for beach goers.



- < 500 Trips
- 501 - 1000 Trips
- 1001 - 2500 Trips
- 2501 - 5000 Trips
- 5000 - 10000 Trips
- > 10000 Trips

Data Source: Replica Network Link Volumes, Fall 2025

WALK COUNTS

Some of the highest walk counts outside of the Wild Dunes area were along Palm and Ocean Boulevards - likely a result of people parking along the streets and walking to the beach.

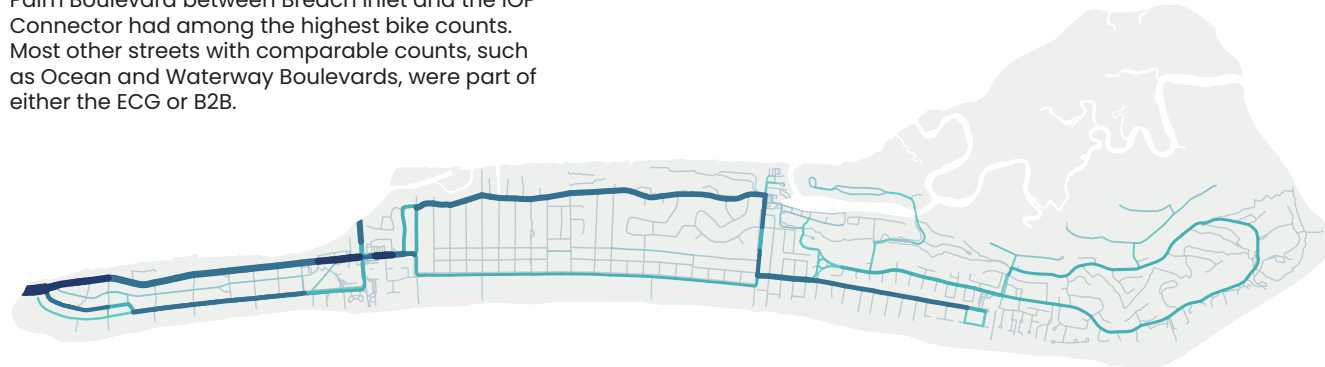


- < 500
- 501 - 1000
- 1001 - 2000
- 2000 - 3000
- > 3000

Data Source: Strava 2024 Annual Walk Counts

BIKE COUNTS

Palm Boulevard between Breach Inlet and the IOP Connector had among the highest bike counts. Most other streets with comparable counts, such as Ocean and Waterway Boulevards, were part of either the ECG or B2B.



- < 1000
- 1001 - 2500
- 2501 - 5000
- 5001 - 10000
- > 10000

Data Source: Strava 2024 Annual Bike Counts



AUGUST 2026
COUNCIL DRAFT

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SAFETY CONDITIONS

Developing a transportation network with a strong sense of safety for both motorists and non-motorists is crucial for cultivating a more connected and mobile future. IOP's function as a beach community adds to this challenge as the city experiences significant influxes of visitors who are often unfamiliar with local traffic patterns, routes, and key intersections and/or crossings. This makes safety improvements, such as crosswalks, pedestrian yield signs or signals, and ADA infrastructure, particularly important to reduce the risk of crashes and ensure safety for all people.

SAFETY IMPROVEMENTS

Most sidewalks on the island have some form of safety improvement. Although safety improvements are needed island wide, a particular focus should be on areas with high foot traffic volume, such as Front Beach and sections of Palm Boulevard.

- Good Condition
- Ok Condition
- Poor Condition

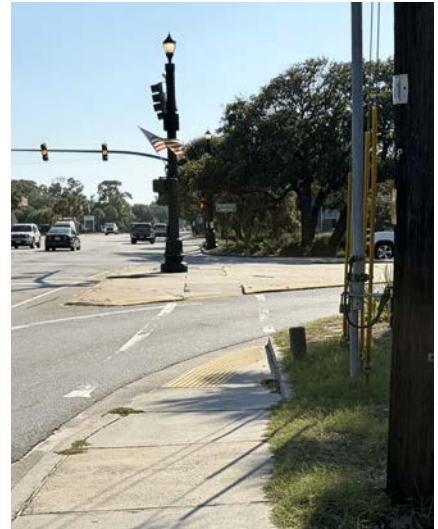


The different types of safety infrastructure around the island included:



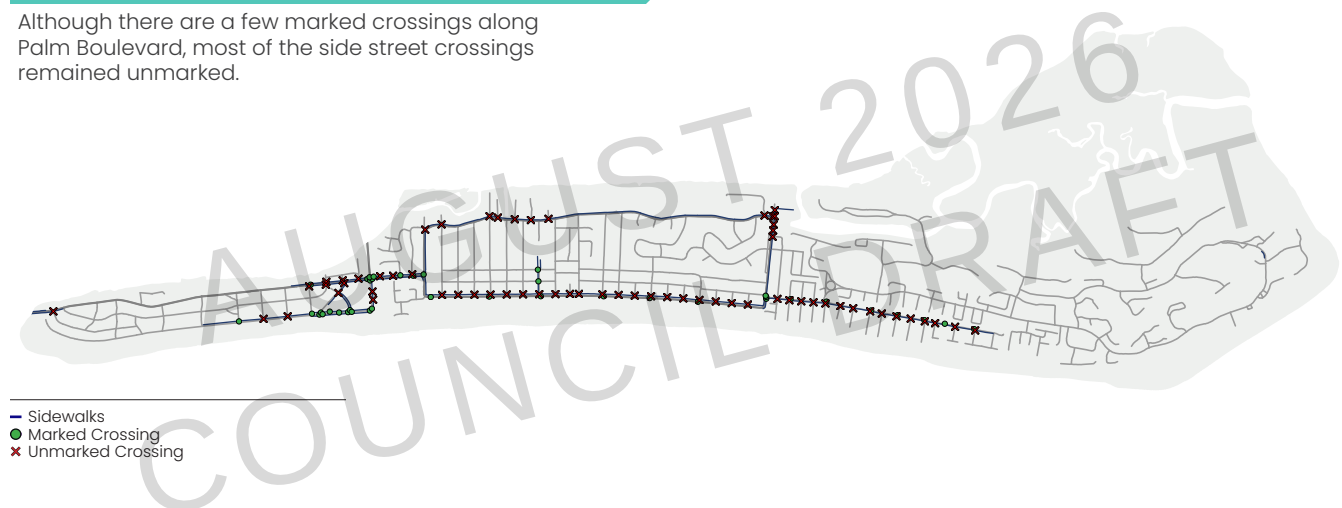
CROSSWALKS & INTERSECTIONS

Most of the marked crosswalks are in the Front Beach area and along Palm Boulevard. There are two types of crosswalks most commonly used on the island: the standard crosswalk with simply two parallel lines and the delineated crosswalk which looks like it is made of different materials such as brick.



SIDEWALK-STREET CROSSING LOCATIONS

Although there are a few marked crossings along Palm Boulevard, most of the side street crossings remained unmarked.



RECENT CRASH HISTORY

Crash history can provide insight into the safety conditions of the community as well as reveal any high risk areas. Between 2019 and 2024, there were 335 total crashes reported on the island. This is equivalent to about one crash every 5.5 days.

The frequency of crashes was expectedly higher during the summer months when the island experiences an influx of visitors.

There were 10 total reported crashes that involved non-motorists: six pedestrians and four cyclists. The reported probable cause of the crash for four of the ten crashes were driver distraction with another three being failure to yield the right of way.

Data Source: SCDOT Crash Reports, 2019-2024

335

TOTAL CRASHES REPORTED BETWEEN 2019 AND 2024

57
CRASHES
IN 2019

63
CRASHES
IN 2020

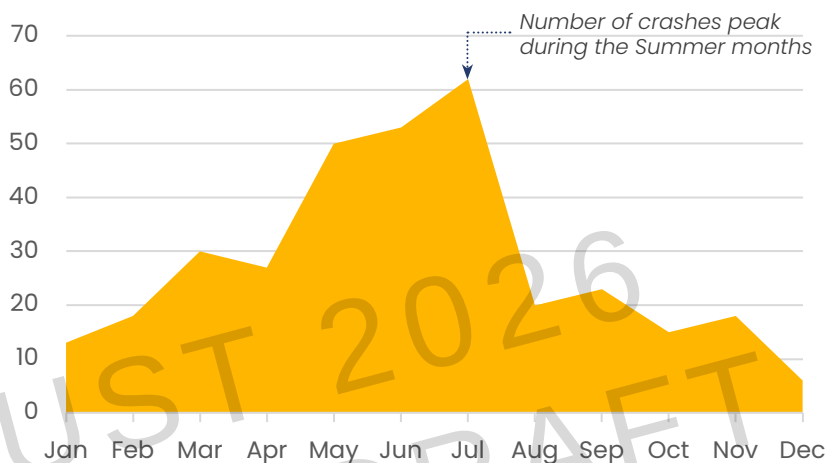
57
CRASHES
IN 2021

56
CRASHES
IN 2022

64
CRASHES
IN 2023

38
CRASHES
IN 2024

TOTAL CRASHES BY MONTH



RECENT VEHICULAR CRASHES

Over half (52%) of all crashes reported between 2019 and 2024 were along Palm Boulevard. This includes 8 of the 10 crashes that involved either a pedestrian or cyclist.

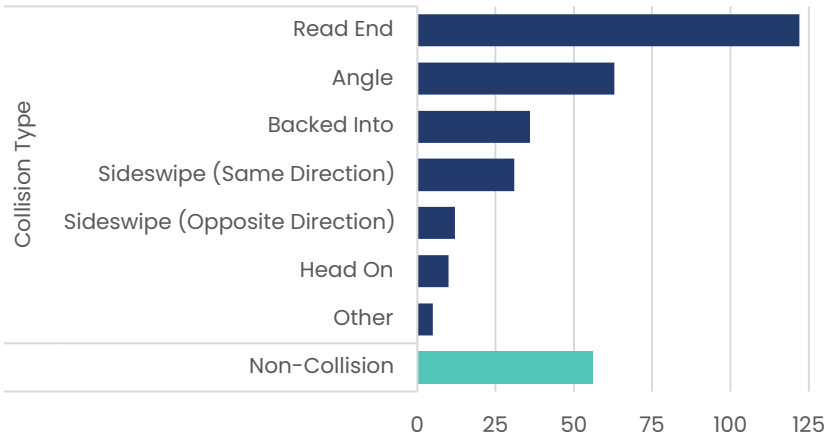


- All Crashes (335 Total)
- Crash Involving Pedestrian (6 Total)
- Crash Involving Cyclist (4 Total)



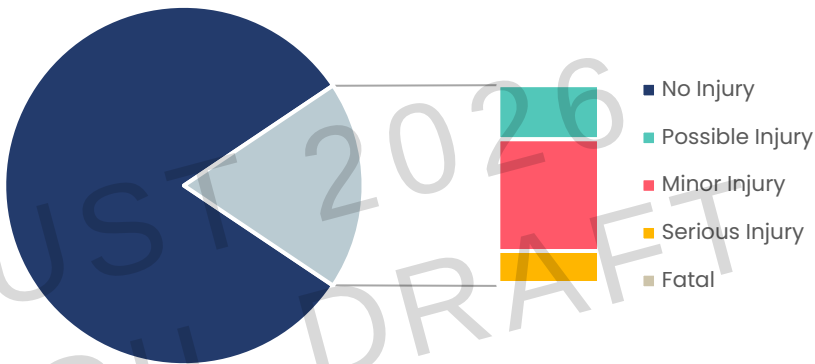
COLLISION TYPE

Most crashes typically involve some sort of collision. The type of collision can provide insight into larger safety concerns. Rear End collisions (36% of all crashes) and Angle collisions (19% of all crashes) are commonly attributed to speeding, high traffic congested areas, and unsafe intersections.



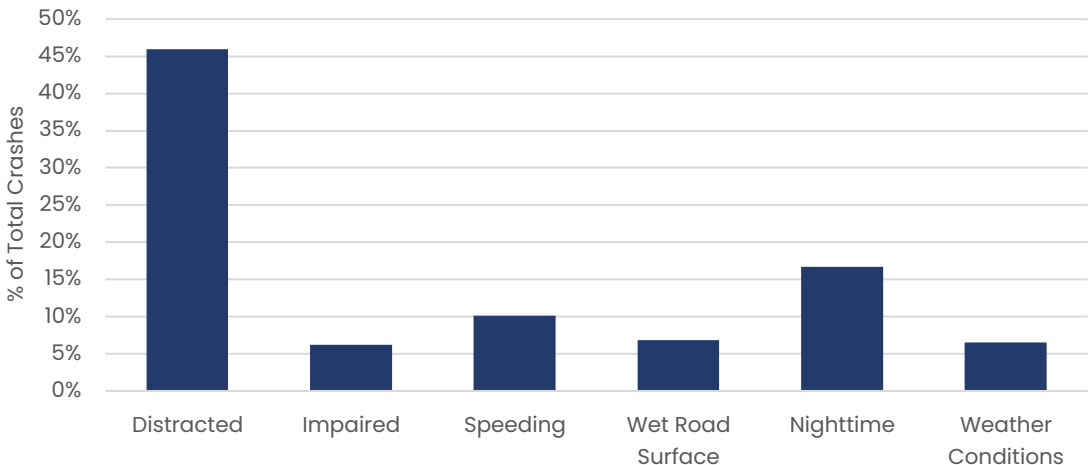
MAXIMUM INJURY SUSTAINED

A majority of all crashes between 2019 and 2024 resulted in no injury. Only one reported crash over the six-year period resulted in a fatality. This incident was one of the six crashes involving a pedestrian.



CONTRIBUTING FACTORS

There are numerous contributing factors that can influence the likelihood of a crash, some self-inflicting like driving impaired and speeding while others are more environmental, like weather conditions and time of day. Overall, approximately two-thirds of all crashes involved one or more of the contributing factors listed below.



NEEDS ASSESSMENT

The needs assessment was a critical step in the planning process, shaping the direction of all subsequent steps, including the identification of recommended projects and the development of the project scoring criteria. A running list of needs was continuously maintained throughout the planning process and includes those identified during the field survey and public engagement process. Some of the reoccurring topics that emerged from the needs assessment include improving accessibility, comfort, safety, connectivity, resiliency, traffic mitigation, maintenance, and multi-modal options across the island.

A list of over 60 projects and other needed improvements were initially identified and later consolidated into 56 recommended projects. They are centered around improving and expanding infrastructure to better connect destinations, improve safety, and encourage walkability. These projects were categorized into six Project Types based on the type of improvement. Maps illustrating the locations of the recommended projects by project type are provided on the following pages.

10	BIKE FACILITIES	9	NEW SIDEWALKS
19	CROSSWALKS & INTERSECTIONS	3	PLANNING
8	SIDEWALK IMPROVEMENTS	7	OTHER PROJECTS

A matrix of the identified projects was created and continuously updated throughout the remainder of the planning process. It outlines project details such as project type, segment endpoints (location), and project origin – whether identified from the field survey, public engagement, or both. The matrix was vetted with IOP City Staff prior to the project scoring and prioritization process to ensure the viability of the projects and whether they align with the city’s mobility goals. The final recommended project matrix was summarized and is included as Appendix B.

Projects or needed improvements that were consolidated may have included those that the city identified as not necessary or redundant, overlapping projects, similar projects but at various locations, and projects that may already be underway.

PROJECT SCORING

The project scoring criteria was developed to technically assess the identified projects based on several key factors related to mobility, including accessibility, safety, connectivity, universal design/ conditions, and project feasibility as well as other considerations. Most of the metrics used for the project scoring originated from the Data Collection & Analysis step of the planning process. This includes results from public engagement and most of the data and information outlined in the Existing Condition section – particularly the evaluations and observations from the field survey.

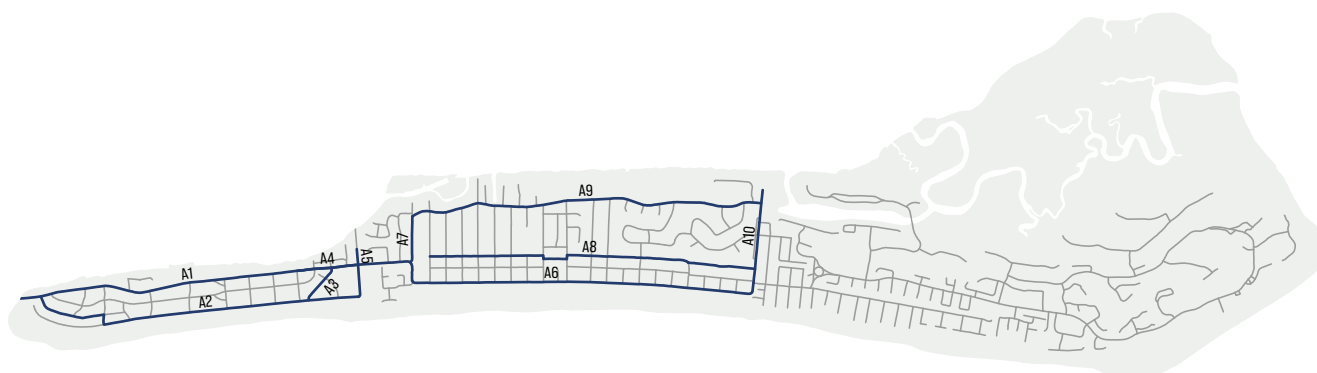
PROJECT SCORING CRITERIA

KEY FACTORS	MAX SCORE	METRIC	DATA	SCORING
Accessibility	5	Proximity & Access to Activity Generators	Points of Interest/ Activity Generators	Within Quarter Mile (5); Partially (3); No (0)
Safety	15	Crash Clusters	SCDOT Crash History	Cluster (5); Multiple-but spread out along corridor (3); Single (1); None (0)
		Unsafe Street Segments	Public Survey Results	> 5 Comments (5); 3-5 Comments (3); 1-2 Comments (1); None (0)
		Unsafe Intersections	Public Survey Results	> 5 Comments (5); 3-5 Comments (3); 1-2 Comments (1); None (0)
Connectivity	16	Gaps in Network	Identified Gaps from Field Survey	Yes (5); No (0)
		Volume	Annual Walk Counts	> 2000 (3); 1000-2000 (1); < 1000 (0)
			Annual Bike Counts	> 5000 (3); 2500-5000 (1); > 2500 (0)
		Needed Infrastructure	Public Survey Results	> 5 Comments (5); 3-5 Comments (3); 1-2 Comments (1); None (0)
Universal Design/ Condition	15	ADA Accessible	Sidewalk Inventory	Not Accessible (3); Accessible (0)
		Sidewalk Width	Sidewalk Inventory	Narrow (3); Adequate Width (0)
		Pavement Condition	Sidewalk Inventory	Poor (3); Ok (1); Good (0)
		Maintenance/ Impediments	Observations from Field Survey	Multiple (3); Yes (1); None (0)
		Evidence of/Susceptible to Flooding	Observations from Field Survey	Yes (3); No (0)
Project Feasibility	8	Cost Estimates		< \$1M (5); > \$1M (0)
		Requires Acquisition of Right of Way	County Parcel Data	No (3); Yes (0)
Other Considerations	9	Overlapping Projects		Yes (3); No (0)
		Mentioned in Previous Plans		Yes-Project Specifically Mentioned (3); Yes-General Project Idea Mentioned (1); Not Mentioned (0)
		Part of Regional Network	Regional Bike Routes	Yes (3); No (0)
Priorities	10	Planning Commission Priority		Identified by PC (10); Not Identified (0)
Max Total Score	78			

Not all projects were assigned a score for each metric. For example, the metrics under Universal Design/Conditions are based on field survey results assessing existing sidewalk infrastructure and therefore, are not applicable to projects involving new sidewalk infrastructure.

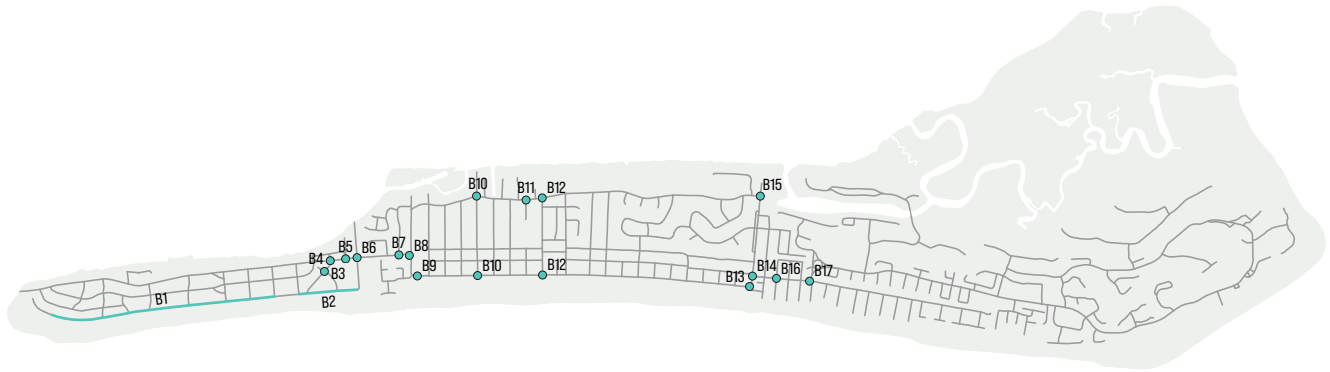
A preliminary project score consisting only of the analytical scoring that relied on the data, information, and results collected throughout the planning process was presented to IOP's Planning Commission in Summer 2026. The Commission was then tasked with identifying priority projects for the future which was then included as an additional consideration in the scoring criteria.

BIKE FACILITIES



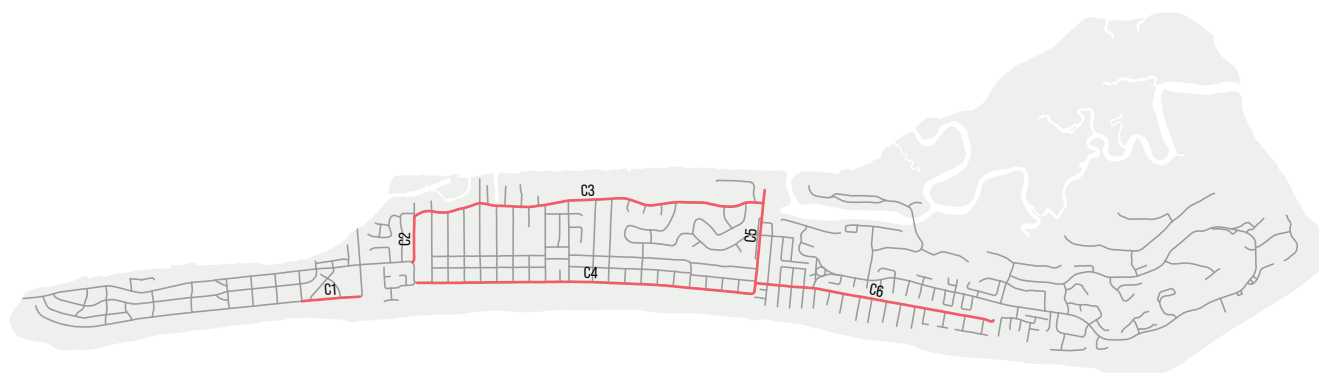
MAP LABEL	RECOMMENDED PROJECT	SEGMENT ENDPOINT 1	SEGMENT ENDPOINT 2	PROJECT SCORE
A1	Restripe existing Bike Lane markings along Palm Blvd	Breach Inlet	IOP Connector	56
A2	Add a Bike Lane along Ocean Blvd, Charleston Blvd and 14th Ave to follow B2B Route	Ocean Blvd Dead End	IOP Connector	35
A3	Add a Bike Lane along JC Long Blvd	Ocean Blvd	Palm Blvd	25
A4	Extend dedicated Bike Lane along Palm Blvd	10th Ave	IOP Connector	45
A5	Extend Bike Lane along both sides of IOP Connector to fully connect with Palm and front beach	End of Bridge	Palm Blvd	53
A6	Add a Bike Lane along Palm Blvd heading north	IOP Connector	41st Ave	53
A7	Add Bike Infrastructure along 21st Ave	Palm Blvd	Waterway Blvd	29
A8	Add a Bike Lane along Hartnett Blvd	22nd Ave	41st Ave	22
A9	Add a Bike Lane along Waterway Blvd	21st Ave	41st Ave	51
A10	Add a Bike Lane along 41st Ave	Palm Blvd	Marina	38

CROSSWALKS & INTERSECTIONS



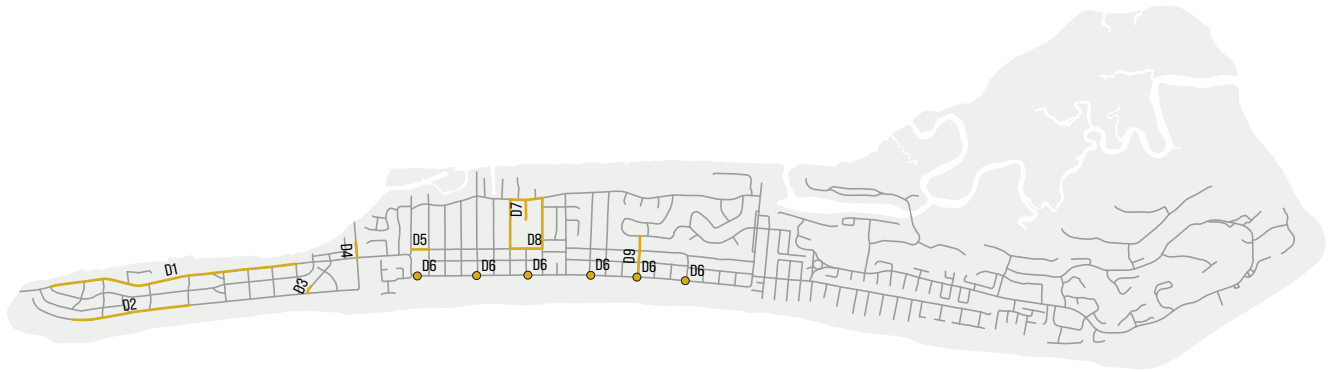
MAP LABEL	RECOMMENDED PROJECT	SEGMENT ENDPOINT 1	SEGMENT ENDPOINT 2	PROJECT SCORE
B1	Mark Crosswalks to Beach Access Points along Ocean Blvd	Beach Access 1B	Beach Access 9	25
B2	Improve Markings and potentially add pedestrian Signage/Signals along Ocean Blvd in Front Beach	10th Ave	14th Ave	27
B3	New Crosswalk at JC Long Blvd and Palm Blvd Intersection	Point at Intersection		34
B4	New Crosswalk near Public Safety Building along JC Long Blvd	Point at Crosswalk		20
B5	New Crosswalk near City Hall along Palm Blvd	Point at Crosswalk		30
B6	IOP Connector Crosswalk & Intersection overall Improvement	Point at Intersection		53
B7	New Crossing with Signage/Signals at Palm Blvd and 20th Avenue	Point at Intersection		42
B8	Improve Crosswalk Safety and Visibility at 21st Ave and Palm Blvd Intersection	Point at Intersection		42
B9	Improve Crosswalk Safety potentially with new signage/ signals along Palm Blvd at Beachside Ave	Point at Intersection		21
B10	Improve markings and potentially add pedestrian Signage/Signals at 25th Ave and Palm intersection	Point at Intersection		25
B11	New Crosswalk at Waterway Blvd and 28th Ave	Point at Intersection		23
B12	New Crosswalks at 29th Ave and both Palm Blvd and Waterway Blvd Intersections	Point at Intersections		25
B13	New Crosswalk with Signage/Signals at 41st Ave Beach Access	Point at Crosswalk		19
B14	Intersection Improvement at Palm Blvd and 41st Ave	Point at Intersection		27
B15	Improve Crosswalk at Waterway Blvd and 41st Ave	Point at Intersection		27
B16	Improve Crosswalk Markings at Palm Blvd and 43rd Ave Intersection	Point at Intersection		26
B17	Improve Crosswalks at Palm Blvd and Wild Dunes Entrance Gate (46th)	Point at Intersection		26
N/A	Consistent Crosswalk Markings across all Side Streets	Various Locations (Not Mapped)		25

SIDEWALK IMPROVEMENTS



MAP LABEL	RECOMMENDED PROJECT	SEGMENT ENDPOINT 1	SEGMENT ENDPOINT 2	PROJECT SCORE
C1	Widen Sidewalk along Ocean Blvd & 14th Ave in Front Beach Commercial Area	10th Ave	IOP Connector	28
C2	Widen Sidewalk along 21st Street	Palm Blvd	Waterway Blvd	22
C3	Improve Sidewalk along all of Waterway Blvd	21st Ave	41st Ave	43
C4	Widen Sidewalk along Palm Blvd	21st Ave	41st Ave	52
C5	Improve shoulder with a sidewalk along 41st Ave	Palm Blvd	Marina	27
C6	Widen Sidewalk along Palm Blvd	41st Ave	57th Ave	26
N/A	Continuous Maintenance, Removal or Enforcement of Obstructions	Islandwide (Not Mapped)		12
N/A	Repair Cracked, Damaged, Eroded, or Uneven Sidewalk Segments	Islandwide (Not Mapped)		12

NEW SIDEWALKS



MAP LABEL	RECOMMENDED PROJECT	SEGMENT ENDPOINT 1	SEGMENT ENDPOINT 2	PROJECT SCORE
D1	Extend Sidewalk along Palm Blvd	Carolina Blvd	10th Ave	37
D2	Extend Sidewalk along Ocean Blvd	Beach Access 1B	Beach Access 6	27
D3	Sidewalk Extension along JC Long Blvd to Ocean Blvd	End of Sidewalk	Ocean Blvd	29
D4	New and Extend Sidewalk along IOP Connector	End of Bridge	Palm Blvd	48
D5	New Sidewalk/Multi-Use Path that connects Hartnett Blvd to 21st Ave	21st Ave	22nd Ave	14
D6	Connect Crosswalks to Existing Sidewalk Infrastructure along Palm Blvd	Various Locations		39
D7	New Sidewalk along 28th Ave from Waterway to back of Recreation Center	Rec Center	Waterway Blvd	26
D8	New Sidewalks around the Recreation Center Block	Various Segments		13
D9	New Sidewalk along 34th Ave to connect Palm with Forest Trail	Palm Blvd	Forest Trail	20

PLANNING



MAP LABEL	RECOMMENDED PROJECT	SEGMENT ENDPOINT 1	SEGMENT ENDPOINT 2	PROJECT SCORE
E1	Conduct a Road Diet Study along Palm Boulevard between Breach Inlet and the Connector	Breach Inlet	IOP Connector	Not Scored
E2	Evaluate feasibility of adding a bus pull off at pedestrian entrance to County Park	Point at Transit Stop		Not Scored
E3	Evaluate Feasibility of New Multi-Use Path in ROW connecting 13th Ave to 20th Ave (along Cassina Ave)	13th Ave	20th Ave	Not Scored

AUGUST 2026
COUNCIL DRAFT

OTHER PROJECTS



MAP LABEL	RECOMMENDED PROJECT	SEGMENT ENDPOINT 1	SEGMENT ENDPOINT 2	PROJECT SCORE
F1	Add Bike/Ped Amenities or Golf Cart Parking at Major Destination Points	Various Locations		19
F2	Add Street Lights along streets or at certain intersections and/or crosswalks	Various Locations		18
F3	Pave Off-Road Path parallel to Palm Blvd sidewalk connecting to Bunch Park	Cassina Ave	20th Ave	16
F4	Pave Off-Road Path/goat path adjacent to parking along southside of Palm Blvd at 21st Ave curve	21st Ave curve	21st Ave	19
F5	Add Bike/Ped Amenities near Beach Access Points	Various Locations		18
F6	Ensure beach access at 25th Ave and 34A are ADA accessible/graded or mats	Point at Intersections		32
F7	Sidewalk Drainage Project along Palm Blvd	36th Ave	41st Ave	24

PRIORITY PROJECT AREAS

Five (5) recommended priority project areas were identified for the city to implement as funding becomes available. These areas include most of the major roadways throughout IOP, including the IOP Connector, Palm Boulevard, and Waterway Boulevard. Each priority area includes a list of Quick Build Improvements and Enhanced Improvements along with cost estimates to help inform and guide future decision-making.

ENHANCED IMPROVEMENTS: A list of recommended projects that would enhance the mobility, safety, connectivity, and/or accessibility of the project area. This list encompasses projects that would typically require a higher level of planning and coordination to implement.

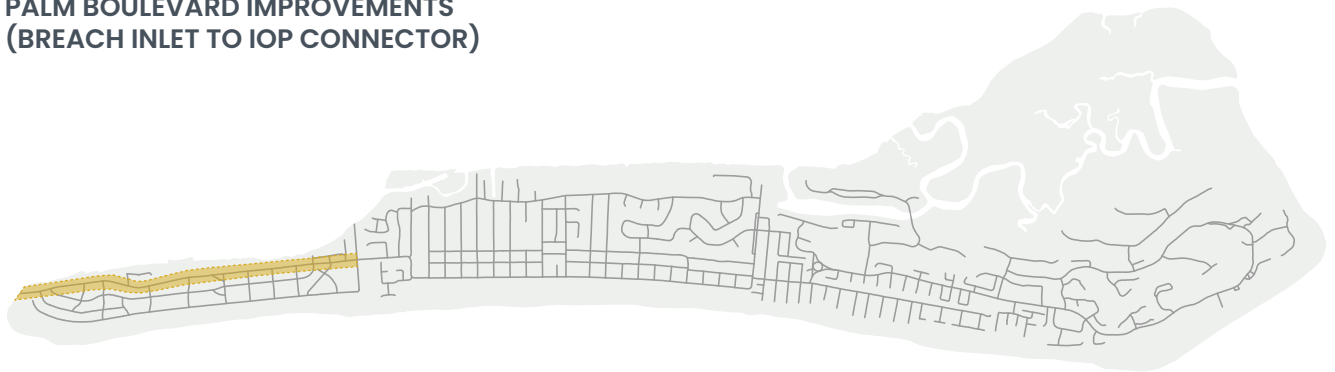
QUICK BUILD IMPROVEMENTS: A list of recommended projects that the city and partner agencies can quickly implement to improve a more immediate safety, mobility, connectivity, and/or accessibility need.

Note – Planning level cost estimates are based on a limited availability of project details and are developed using broad unit cost assumptions derived from historical bids on similarly scoped micromobility projects in the BCD region. Actual project costs may vary significantly based on future refinement of project scopes and advancement of projects to include detailed engineering, traffic studies, survey, utility, right-of-way and adjusted construction costs based on future market conditions, inflation, etc.

AUGUST 2020
COUNCIL DRAFT

PROJECT AREA A

PALM BOULEVARD IMPROVEMENTS
(BREACH INLET TO IOP CONNECTOR)



ENHANCED IMPROVEMENTS					
BIKE FACILITIES	CROSSWALKS & INTERSECTIONS	SIDEWALK IMPROVEMENTS	NEW SIDEWALKS	PLANNING	OTHER PROJECTS
A1	Restripe existing bike facilities along Palm Blvd			Project Score: 56	
D1	Extend sidewalk along Palm Blvd			Project Score: 37	
Includes replacing existing bike lane symbols, sharrow and chevron markings, numerous high visibility ladder crosswalks, 5-ft concrete sidewalks, and ADA infrastructure					
ESTIMATED PROJECT COSTS:			\$ 1,450,000		

QUICK BUILD IMPROVEMENTS					
BIKE FACILITIES	CROSSWALKS & INTERSECTIONS	SIDEWALK IMPROVEMENTS	NEW SIDEWALKS	PLANNING	OTHER PROJECTS
A1	Restripe existing bike facilities along Palm Blvd			Project Score: 56	
Includes replacing existing bike lane symbols, sharrow and chevron markings, and numerous high visibility ladder crosswalks					
ESTIMATED PROJECT COSTS:			\$ 185,000		

PROJECT AREA B

IOP CONNECTOR & INTERSECTION



ENHANCED IMPROVEMENTS					
BIKE FACILITIES	CROSSWALKS & INTERSECTIONS	SIDEWALK IMPROVEMENTS	NEW SIDEWALKS	PLANNING	OTHER PROJECTS
A5	Extend bike lanes along both sides of IOP Connector to connect with existing facilities/infrastructure			Project Score: 53	
B6	Improve crosswalks and overall accessibility at IOP Connector intersection			Project Score: 53	
D4	Extend sidewalk along IOP Connector to Palm Blvd			Project Score: 48	
Includes extending green bike lanes, numerous high visibility ladder crosswalks, 5-ft concrete sidewalks, and concrete pedestrian island(s)					
ESTIMATED PROJECT COSTS:			\$ 650,000		

QUICK BUILD IMPROVEMENTS					
BIKE FACILITIES	CROSSWALKS & INTERSECTIONS	SIDEWALK IMPROVEMENTS	NEW SIDEWALKS	PLANNING	OTHER PROJECTS
A5	Extend bike lanes along both sides of IOP Connector to connect with existing facilities/infrastructure			Project Score: 53	
B6	Improve crosswalks and overall accessibility at IOP Connector intersection			Project Score: 53	
Includes extending green bike lanes and numerous high visibility ladder crosswalks					
ESTIMATED PROJECT COSTS:			\$ 65,000		

PROJECT AREA C

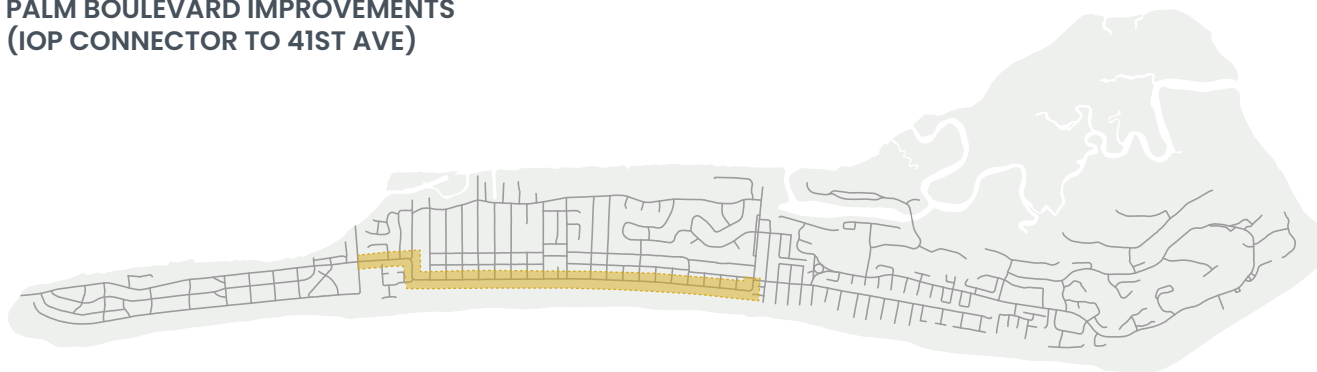
INTERSECTION IMPROVEMENTS AT
PALM BOULEVARD “S-CURVE”



ENHANCED IMPROVEMENTS					
BIKE FACILITIES	CROSSWALKS & INTERSECTIONS	SIDEWALK IMPROVEMENTS	NEW SIDEWALKS	PLANNING	OTHER PROJECTS
B7	Improve crosswalk safety by adding signage/signals at Palm Blvd & 20th Ave			Project Score: 42	
B8	Improve crosswalk safety and visibility at Palm Blvd & 21st Ave intersection			Project Score: 42	
Includes high visibility ladder crosswalks, white yield/chevron markings, rectangular rapid flashing beacon (RRFB), and signs & posts					
ESTIMATED PROJECT COSTS:			\$ 90,000		

QUICK BUILD IMPROVEMENTS					
BIKE FACILITIES	CROSSWALKS & INTERSECTIONS	SIDEWALK IMPROVEMENTS	NEW SIDEWALKS	PLANNING	OTHER PROJECTS
B7	Improve crosswalk safety by adding signage/signals at Palm Blvd & 20th Ave			Project Score: 42	
B8	Improve crosswalk safety and visibility at Palm Blvd & 21st Ave intersection			Project Score: 42	
Includes high visibility ladder crosswalks, white yield/chevron markings, and signs & posts					
ESTIMATED PROJECT COSTS:			\$ 55,000		

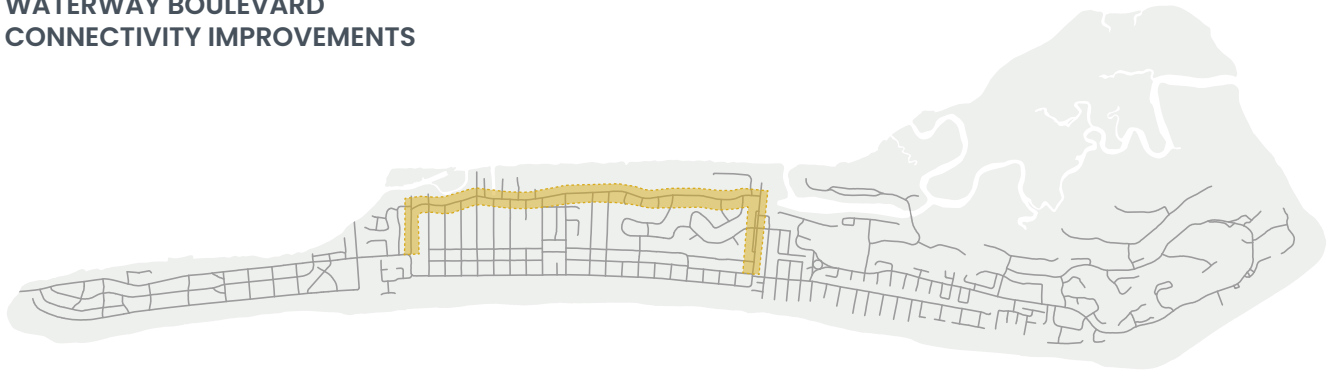
PROJECT AREA D

PALM BOULEVARD IMPROVEMENTS
(IOP CONNECTOR TO 41ST AVE)

ENHANCED IMPROVEMENTS					
BIKE FACILITIES	CROSSWALKS & INTERSECTIONS	SIDEWALK IMPROVEMENTS	NEW SIDEWALKS	PLANNING	OTHER PROJECTS
A6	Add bike facility along Palm Blvd heading east			Project Score: 53	
C4	Widen sidewalk (or make into a Multi-Use Path) along Palm Blvd			Project Score: 52	
D6	Connect crosswalks to existing sidewalks along Palm Blvd			Project Score: 39	
Includes new sharrow & chevron markings and 5-ft concrete sidewalks					
ESTIMATED PROJECT COSTS:				\$ 1,300,000	

QUICK BUILD IMPROVEMENTS					
BIKE FACILITIES	CROSSWALKS & INTERSECTIONS	SIDEWALK IMPROVEMENTS	NEW SIDEWALKS	PLANNING	OTHER PROJECTS
A6	Add bike facility along Palm Blvd heading north			Project Score: 53	
D6	Connect crosswalks to existing sidewalks along Palm Blvd			Project Score: 39	
Includes new sharrow & chevron markings and 5-ft concrete sidewalks					
ESTIMATED PROJECT COSTS:			\$100,000		

PROJECT AREA E

WATERWAY BOULEVARD
CONNECTIVITY IMPROVEMENTS

ENHANCED IMPROVEMENTS					
BIKE FACILITIES	CROSSWALKS & INTERSECTIONS	SIDEWALK IMPROVEMENTS	NEW SIDEWALKS	PLANNING	OTHER PROJECTS
A7	Add bike facility along 21st Ave			Project Score: 29	
A9	Add bike facility along Waterway Blvd			Project Score: 51	
A10	Add bike facility along 41st Ave			Project Score: 38	
B11	New crosswalk across Waterway Blvd at 28th Ave			Project Score: 23	
B15	Improve crosswalks at Waterway Blvd and 41st Ave			Project Score: 27	
D7	New sidewalk along 28th Ave from Waterway Blvd to the IOP Recreation Center			Project Score: 26	
Includes new sharrow & chevron markings, numerous high visibility ladder crosswalks, 5-ft concrete sidewalks, pedestrian ramps, and detectable warning materials					
ESTIMATED PROJECT COSTS:			\$ 125,000		

QUICK BUILD IMPROVEMENTS					
BIKE FACILITIES	CROSSWALKS & INTERSECTIONS	SIDEWALK IMPROVEMENTS	NEW SIDEWALKS	PLANNING	OTHER PROJECTS
B11	New crosswalk across Waterway Blvd at 28th Ave			Project Score: 23	
B15	Improve crosswalks at Waterway Blvd and 41st Ave			Project Score: 27	
D7	New sidewalk along 28th Ave from Waterway Blvd to the IOP Recreation Center			Project Score: 26	
Includes numerous high visibility ladder crosswalks, 5-ft concrete sidewalks, pedestrian ramps, and detectable warning materials					
ESTIMATED PROJECT COSTS:			\$ 105,000		

APPENDIX A: SIDEWALK INVENTORY SUMMARY TABLE

SEGMENT ID	STREET NAME	SEGMENT START	SEGMENT END	PLACEMENT	NETWORK CONNECTION	WIDTH	ELEVATED	MATERIAL
112	Palm Blvd	Jasper Blvd	Charleston Blvd	Both Sides	Discontinues at One End	5 feet	Yes	Concrete
113	Palm Blvd	Jasper Blvd	Charleston Blvd	Both Sides	Both Ends	5 feet	Yes	Concrete
114	Palm Blvd	Charleston Blvd	Carolina Blvd	One side	Discontinues at One End	6 feet	Yes	Concrete
115	Palm Blvd	9th Ave	10th Ave	One side	Transitions into Paved Shoulder	5 feet	Yes	Concrete
116	Palm Blvd	Parking Lot	10th Ave	Both Sides	Discontinues Before End	5 feet	Yes	Concrete
121	Palm Blvd	10th Ave	Carolina Blvd	Both Sides	Both Ends	5 feet	Yes	Concrete
122	Palm Blvd	10th Ave	Carolina Blvd	Both Sides	Both Ends	5 feet	Yes	Concrete
123	Palm Blvd	Carolina Blvd	12th Ave	Both Sides	Both Ends	5 feet	Yes	Concrete
120	Palm Blvd	Carolina Blvd	12th Ave	Both Sides	Both Ends	5 feet	Yes	Concrete
119	Palm Blvd	12th Ave	City Hall	Both Sides	Both Ends	5 feet	Yes	Concrete
124	Palm Blvd	12th Ave	14th Ave	Both Sides	Both Ends	5 feet	Yes	Concrete
118	Palm Blvd	City Hall	13th Ave	Both Sides	Both Ends	5 feet	Yes	Concrete
117	Palm Blvd	13th Ave	Parking Lot	Both Sides	Both Ends	10 feet	Yes	Concrete
125	Palm Blvd	14th Ave	Ocean Park Plaza Entrance	Both Sides	Both Ends	4.5 feet	Yes	Concrete
126	Palm Blvd	Ocean Park Plaza Entrance	Ocean Park Plaza Entrance	Both Sides	Both Ends	4.5 feet	Yes	Concrete
127	Palm Blvd	Ocean Park Plaza Entrance	21st Ave	Both Sides	Both Ends	4.5 feet	Yes	Concrete
143	Palm Blvd	Parking Lot	IOP Connector	Both Sides	Both Ends	10 feet	Yes	Concrete
179	Palm Blvd	IOP Connector	IOP Connector Turn Lane	Both Sides	Both Ends	5 feet	Yes	Concrete
6	Palm Blvd	IOP Connector Turn Lane	Island Center Entrance	Both Sides	Both Ends	4.5 feet	Yes	Concrete
5	Palm Blvd	Island Center Entrance	Island Center Entrance	Both Sides	Both Ends	4.5 feet	Yes	Concrete
4	Palm Blvd	Island Center Entrance	Cassina Ave	Both Sides	Both Ends	4.5 feet	Yes	Concrete
3	Palm Blvd	Cassina Ave	20th Ave	Both Sides	Both Ends	4.5 feet	Yes	Concrete
2	Palm Blvd	20th Ave	21st Ave	Both Sides	Both Ends	4.5 feet	Yes	Concrete
156	Palm Blvd	21st Ave	Parking Lot	Both Sides	Both Ends	4.5 feet	Yes	Concrete
155	Palm Blvd	Parking Lot	Palm Blvd	One side	Both Ends	4 feet	No	Asphalt

APPENDIX A: SIDEWALK INVENTORY SUMMARY TABLE

CONDITION	SEPARATION TYPE	EVIDENCE OF FLOODING	ADA INFRASTRUCTURE	IMPEDIMENTS	NOTES
Good (3)	Concrete Curb				
Good (3)	Concrete Curb				
Good (3)	Concrete Curb				
Ok (2)	Concrete Curb			Cracked or Raised Surface; Overgrown Landscaping/Vegetation	Changes to asphalt at end for approximately 200 ft. Stops in front of 901
Ok (2)	Bike Lane				
Ok (2)	Concrete Curb			Over Hanging Limbs	Raised uneven surface, Cracks
Ok (2)	Bike Lane				
Ok (2)	Concrete Curb			Overgrown Landscaping	Bike lane
Ok (2)	Concrete Curb			Overgrown Landscaping	Raise surfaces Hanging Limbs
Ok (2)				Cracked or Raised Surface	
Ok (2)	Concrete Curb				Bike lane
Ok (2)	Concrete Curb			Overgrown Landscaping	
Good (3)	Concrete Curb				
Good (3)	Concrete Curb		Truncated Domes only at one end	Sand/Dirt Covering Sidewalk	
Good (3)	Concrete Curb			Sand/Dirt Covering Sidewalk	
Good (3)	Concrete Curb				Ends with no crosswalk
Good (3)	Concrete Curb				
Good (3)			Curb Cut & Truncated Domes		
Good (3)	Concrete Curb		Truncated Domes		
Good (3)	Concrete Curb		Truncated Domes		
Good (3)	Concrete Curb		Truncated Domes	Overgrown Landscaping	
Good (3)	Concrete Curb		Truncated Domes		
Good (3)	Concrete Curb		Truncated Domes		
Ok (2)	Concrete Curb		Truncated Domes only at one end	Cracked or Raised Surface	Raised above street level; Current plan in place to extend and improve sidewalk on 21st ave
Poor (1)				Sand/Dirt Covering Sidewalk	This segment of 21st abruptly stops and turns into an asphalt shoulder. Current plan in place to extend and improve sidewalk on 21st ave

APPENDIX A: SIDEWALK INVENTORY SUMMARY TABLE

SEGMENT ID	STREET NAME	SEGMENT START	SEGMENT END	PLACEMENT	NETWORK CONNECTION	WIDTH	ELEVATED	MATERIAL
157	Palm Blvd	21st Ave	22nd Ave	One side	Both Ends	4.4 feet	No	Concrete
7	Palm Blvd	22nd Ave	23rd Ave	One side	Both Ends	4.5 feet	No	Concrete
8	Palm Blvd	23rd Ave	24th Ave	One side	Both Ends	4.5 feet	No	Concrete
9	Palm Blvd	24th Ave	25th Ave	One side	Both Ends	4.5 feet	No	Concrete
10	Palm Blvd	25th Ave	26th Ave	One side	Both Ends	4.5 feet	No	Concrete
11	Palm Blvd	26th Ave	27th Ave	One side	Both Ends	4.4 feet	No	Concrete
12	Palm Blvd	27th Ave	28th Ave	One side	Both Ends	4.5 feet	No	Concrete
13	Palm Blvd	28th Ave	29th Ave	One side	Both Ends	4.4 feet	No	Concrete
14	Palm Blvd	29th Ave	Palm Ct	One side	Discontinues Before End	4.5 feet	No	Concrete
15	Palm Blvd	Palm Ct	30th Ave	One side	Both Ends	4.4 feet	No	Concrete
16	Palm Blvd	30th Ave	31st Ave	One side	Both Ends	4.5 feet	No	Concrete
17	Palm Blvd	31st Ave	32nd Ave	One side	Both Ends	4.5 feet	No	Concrete
18	Palm Blvd	32nd Ave	33rd Ave	One side	Both Ends	4.5 feet	No	Concrete
19	Palm Blvd	33rd Ave	34th Ave	One side	Both Ends	4.5 feet	No	Concrete
20	Palm Blvd	34th Ave	35th Ave	One side	Both Ends	4.5 feet	No	Concrete
21	Palm Blvd	35th Ave	36th Ave	One side	Both Ends	4.5 feet	No	Concrete
22	Palm Blvd	36th Ave	37th Ave	One side	Both Ends	4.5 feet	No	Concrete
23	Palm Blvd	37th Ave	38th Ave	One side	Both Ends	4.5 feet	No	Concrete
24	Palm Blvd	38th Ave	39th Ave	One side	Both Ends	4.5 feet	No	Concrete
25	Palm Blvd	39th Ave	40th Ave	One side	Both Ends	4.2 feet	No	Concrete

APPENDIX A: SIDEWALK INVENTORY SUMMARY TABLE

CONDITION	SEPARATION TYPE	EVIDENCE OF FLOODING	ADA INFRASTRUCTURE	IMPEDIMENTS	NOTES
Ok (2)	Grass Buffer	Some evidence		Sand/Dirt Covering Sidewalk	Material changes from asphalt to concrete. Golf cart path runs parallel to sidewalk. Material changes to asphalt
Good (3)	Parking Buffer			Overgrown Landscaping	Material changes to sand on one end
Ok (2)	Parking Buffer			Cracked or Raised Surface	Materials switch between asphalt, concrete, and concrete with pebbles
Ok (2)	Parking Buffer		Truncated Domes only at one end	Sand/Dirt Covering Sidewalk	
Ok (2)	Parking Buffer		Truncated Domes	Sand/Dirt Covering Sidewalk	
Ok (2)	Parking Buffer			Sand/Dirt Covering Sidewalk	The only portion of segment that really made it a 2 was the part where a home was under construction and sand covered the sidewalk and construction equipment also likely damaged it
Good (3)	Parking Buffer	Limited evidence at ends of segment		Sand/Dirt Covering Sidewalk	Very limited encroachment, connection on one end connects to two sidewalks
Ok (2)	Parking Buffer		Truncated Domes	Sand/Dirt Covering Sidewalk	Limited encroachment from sand and dirt, some sharp elevations- pebble material on some surface helps with ada requirement
Poor (1)	Damaged Grass Buffer		Truncated Domes	Sand/Dirt Covering Sidewalk	Additional impediments: overgrown landscaping, cracked sidewalks, and a segment of sidewalk made of sand
Ok (2)	Parking Buffer		Truncated Domes	Sand/Dirt Covering Sidewalk	
Ok (2)	Parking Buffer	Some evidence at crossing	Truncated Domes	Sand/Dirt Covering Sidewalk	Overgrown landscape too
Ok (2)	Parking Buffer		Truncated Domes	Sand/Dirt Covering Sidewalk	Also cracked sidewalk
Ok (2)	Parking Buffer			Sand/Dirt Covering Sidewalk	Encroachment minor
Ok (2)	Parking Buffer	Some evidence at low points	Truncated Domes	Sand/Dirt Covering Sidewalk	Also Overgrown plants and some non level sidewalk parts
Good (3)	Parking Buffer	Small evidence in specific portion see photos	Truncated Domes	Sand/Dirt Covering Sidewalk	
Good (3)	Parking Buffer		Truncated Domes		One small case on encroachment
Ok (2)	Parking Buffer	Light evidence of flooding	Truncated Domes	Overgrown Landscaping	
Ok (2)	Parking Buffer			Overgrown Landscaping	
Ok (2)	Grass Buffer	Near crossings		Sand/Dirt Covering Sidewalk	Condition can arguably be a 3
Ok (2)	Grass Buffer	Evident		Sand/Dirt Covering Sidewalk	

APPENDIX A: SIDEWALK INVENTORY SUMMARY TABLE

SEGMENT ID	STREET NAME	SEGMENT START	SEGMENT END	PLACEMENT	NETWORK CONNECTION	WIDTH	ELEVATED	MATERIAL
26	Palm Blvd	40th Ave	41st Ave	One side	Both Ends	4.2 feet	No	Concrete
27	Palm Blvd	Beach Access 41	Palm Blvd	Both Sides	Discontinues at One End	4.45 feet	Yes	Concrete
28	Palm Blvd	Palm Blvd	Cameron Blvd	Both Sides	Both Ends	5 feet	No	Concrete
29	Palm Blvd	41st Ave	42nd Ave	One side	Both Ends	4 feet	Yes	Concrete, Asphalt, Sand (West to East)
30	Palm Blvd	42nd Ave	43rd Ave	One Side	Both Ends	5.3 feet	No	Asphalt
31	Palm Blvd	43rd Ave	44th Ave	One side	Both Ends	5.3 feet	No	Asphalt
32	Palm Blvd	44th Ave	45th Ave	One side	Both Ends	5.3 feet	No	Asphalt
33	Palm Blvd	45th Ave	46th Ave	One side	Both Ends	5.3 feet	No	Asphalt
34	Palm Blvd	46th Ave	47th Ave	One side	Both Ends	4.75 feet	No	Asphalt
35	Palm Blvd	47th Ave	48th Ave	One side	Both Ends	4.8 feet	No	Asphalt
36	Palm Blvd	48th Ave	49th Ave	One side	Both Ends	4.8 feet	No	Asphalt
37	Palm Blvd	49th Ave	50th Ave	One side	Both Ends	4.8 feet	No	Asphalt
144	Palm Blvd	50th Ave	Driveway	One side	Both Ends	4.8 feet	No	Asphalt
145	Palm Blvd	Driveway	51st Ave	One side	Both Ends	4.3 feet	No	Asphalt
38	Palm Blvd	51st Ave	52nd Ave	One side	Both Ends	4.6 feet	No	Asphalt
39	Palm Blvd	52nd Ave	53rd Ave	One side	Both Ends	5 feet	No	Asphalt
146	Palm Blvd	53rd Ave	54th Ave	One side	Both Ends	4.8 feet	No	Asphalt
147	Palm Blvd	54th Ave	55th Ave	One side	Both Ends	5 feet	No	Asphalt
40	Palm Blvd	55th Ave	56th Ave	One side	Both Ends	5 feet	No	Asphalt
41	Palm Blvd	56th Ave	57th Ave	One side	Both Ends	5 feet	No	Asphalt
182	IOP Connector	Palm Blvd		One Side	Discontinues at One End	6 Feet	Yes	Concrete
128	Ocean Blvd	6th Ave	7th Ave	One side	Both Ends	5 feet	No	Concrete
129	Ocean Blvd	7th Ave	8th Ave	One side	Both Ends	5 feet	No	Concrete
130	Ocean Blvd	8th Ave	9th Ave	One side	Both Ends	5 feet	No	Concrete
131	Ocean Blvd	9th Ave	10th Ave	One side	Discontinues at One End	5 feet	No	Concrete
181	Ocean Blvd	10th Ave	JC Long Blvd	Both Sides	Both Ends	5 feet	Yes	Concrete
132	Ocean Blvd	JC Long Blvd	Parking Lot	Both Sides	Both Ends	5 feet	Yes	Concrete
134	Ocean Blvd	JC Long Blvd	Pavilion Dr	Both Sides	Both Ends	5 feet	Yes	Concrete

APPENDIX A: SIDEWALK INVENTORY SUMMARY TABLE

CONDITION	SEPARATION TYPE	EVIDENCE OF FLOODING	ADA INFRASTRUCTURE	IMPEDIMENTS	NOTES
Ok (2)	Grass Buffer	Evident		Overgrown Landscaping	
Good (3)	Concrete Curb		No rumble strips, crosswalk present	Cracked or Raised Surface	Elevation changes on sidewalk
Ok (2)	Grass Buffer		Strips and marked crossing	Cracked or Raised Surface	Connects to Cameron blvd- some encroachment as well
Poor (1)	Damaged Grass Buffer		Truncated Domes		
Ok (2)	Concrete Curb		Truncated Domes		
Ok (2)	Concrete Curb		Truncated Domes		
Good (3)	Grass Buffer		Truncated Domes		
Ok (2)	Grass Buffer		Truncated Domes		
Ok (2)	Grass Buffer		Truncated Domes		
Ok (2)	Grass Buffer		Truncated Domes		
Ok (2)	Grass Buffer		Truncated Domes		
Ok (2)	Grass Buffer		Truncated Domes		
Ok (2)	Grass Buffer		Truncated Domes		
Ok (2)	Grass Buffer		Truncated Domes		
Ok (2)	Grass Buffer		Truncated Domes		
Ok (2)	Grass Buffer		Truncated Domes		
Ok (2)	Grass Buffer			Overgrown Landscaping	
Ok (2)	Grass Buffer				
Ok (2)	Grass Buffer		Rumble strip both ends	Cracked or Raised Surface	Crosswalk at 53rd Ave
Ok (2)	Grass Buffer			Cracked or Raised Surface	Crosswalk at Beach Access 54
Ok (2)	Damaged Grass Buffer			Over Hanging Limbs	
Good (3)	Grass Buffer				
Good (3)	Concrete Curb		Truncated Domes		Extra Long/Wide Curb Cut and Truncated Domes at end
Ok (2)	Grass Buffer			Overgrown Landscaping	Some sand; Landscaping overgrowth; Low points; Parking buffer; Small surface cracks
Ok (2)	Parking Buffer			Overgrown Landscaping	Grass and parking buffer; Overgrowth landscaping sloping of surface
Ok (2)	Grass Buffer			Overgrown Landscaping	Sidewalks cracking or are uneven
Good (3)	Grass Buffer			Over Hanging Limbs	Splits at end into retail area
Good (3)	Parking Buffer			Sand/Dirt Covering Sidewalk	
Good (3)	Parking Buffer			Sand/Dirt Covering Sidewalk	
Good (3)	Parking Buffer		Truncated Domes only at one end		

APPENDIX A: SIDEWALK INVENTORY SUMMARY TABLE

SEGMENT ID	STREET NAME	SEGMENT START	SEGMENT END	PLACEMENT	NETWORK CONNECTION	WIDTH	ELEVATED	MATERIAL
175	Ocean Blvd	10th Ave	Beach Access 13	Both Sides	Both Ends	8 feet	Yes	Concrete
180	Ocean Blvd	JC Long Blvd	Pavilion Dr	Both Sides	Both Ends	8 feet	Yes	Concrete
133	Ocean Blvd	Pavilion Dr	14th Ave	Both Sides	Both Ends	8 feet	Yes	Concrete
135	Ocean Blvd	Pavilion Dr	14th Ave	Both Sides	Both Ends	5 feet	Yes	Concrete
139	JC Long Blvd	Pavilion Dr	Palm Blvd	One side	Discontinues at One End	5 feet	No	Concrete
174	JC Long Blvd	Ocean Blvd	Pavilion Dr	One side	Discontinues Before End	8 feet	No	Concrete
140	Pavilion Dr	Ocean Blvd	JC Long Blvd	Both Sides	Discontinues at One End	8 feet	No	Concrete
141	Pavilion Dr	Ocean Blvd	JC Long Blvd	Both Sides	Discontinues at One End	5 feet	No	Concrete
136	14th Ave	Palm Blvd	Maintenance Building Entrance	One side	Both Ends	5 feet	No	Concrete
137	14th Ave	Maintenance Building Entrance	County Park Entrance	One side	Both Ends	5 feet	No	Concrete
138	14th Ave	County Park Entrance	Ocean Blvd	One side	Both Ends	5 feet	Yes	Concrete
173	21st Ave	Palm Blvd	Parking Lot	Both Sides	Both Ends	4.5 feet	No	Concrete
106	21st Ave	Parking Lot	Waterway Blvd	One side	Both Ends	4 feet	No	Asphalt
105	Waterway Blvd	21st Ave	22nd Ave	One side	Discontinues at One End	3.5 feet	No	Asphalt
104	Waterway Blvd	22nd Ave	25th Ave	One side	Both Ends	5 feet	No	Asphalt
103	Waterway Blvd	25th Ave	Tabby Ln	One side	Both Ends	5 feet	No	Asphalt
102	Waterway Blvd	Tabby Ln	Driftwood Ln	One side	Both Ends	5 feet	No	Asphalt
101	Waterway Blvd	Driftwood Ln	Seahorse Ct	One side	Both Ends	5 feet	No	Asphalt
100	Waterway Blvd	Seahorse Ct	Ensign Ct	One side	Both Ends	3.8 feet	No	Asphalt
99	Waterway Blvd	Ensign Ct	29th Ave	One side	Both Ends	5 feet	No	Asphalt
166	Waterway Blvd	29th Ave	30th Ave	One side	Both Ends	5 feet	No	Asphalt
98	Waterway Blvd	30th Ave	31st Ave	One side	Both Ends	4 feet	No	Concrete

APPENDIX A: SIDEWALK INVENTORY SUMMARY TABLE

CONDITION	SEPARATION TYPE	EVIDENCE OF FLOODING	ADA INFRASTRUCTURE	IMPEDIMENTS	NOTES
Good (3)	Concrete Curb	Some puddling			
Good (3)	Concrete Curb	Some evident	Limited strips	Cracked or Raised Surface	
Good (3)	Concrete Curb	Some evident	Limited strips	Cracked or Raised Surface	
Good (3)	Parking Buffer				
Good (3)	Damaged Grass Buffer				
Good (3)	Grass Buffer	Some evidence			
Good (3)	Grass Buffer			Overgrown Landscaping	
Ok (2)	Damaged Grass Buffer				
Good (3)	Grass Buffer				
Good (3)	Damaged Grass Buffer				
Good (3)	Grass Buffer				
Good (3)	Concrete Curb		Truncated Domes		Current plan in place to extend and improve sidewalk on 21st ave
Ok (2)	Grass Buffer	Some evidence in potholes	Relatively smooth- some bumps	Sand/Dirt Covering Sidewalk	Current plan in place to extend and improve sidewalk on 21st ave
Ok (2)	Grass Buffer				
Ok (2)	Damaged Grass Buffer			Cracked or Raised Surface	Narrows and winds in places
Ok (2)	Damaged Grass Buffer			Overgrown Landscaping	
Ok (2)	Grass Buffer			Overgrown Landscaping	
Poor (1)	Damaged Grass Buffer			Cracked or Raised Surface	
Poor (1)	Damaged Grass Buffer			Overgrown Landscaping	Lots of debris and hanging limbs. Cracks in surface
Poor (1)	Damaged Grass Buffer			Overgrown Landscaping	
Ok (2)	Grass Buffer			Cracked or Raised Surface	Asphalt concrete mix. Lowpoints.
Ok (2)	Grass Buffer			Overgrown Landscaping	Concrete asphalt mix raised unflat surface. Hanging limbs. Separation varies in width. Cracks in surface.

APPENDIX A: SIDEWALK INVENTORY SUMMARY TABLE

SEGMENT ID	STREET NAME	SEGMENT START	SEGMENT END	PLACEMENT	NETWORK CONNECTION	WIDTH	ELEVATED	MATERIAL
165	Waterway Blvd	31st Ave	32nd Ave	One side	Both Ends	5.3 feet	No	Asphalt
164	Waterway Blvd	32nd Ave	Shady Ln	One side	Both Ends	4.3 feet	No	Asphalt
163	Waterway Blvd	Shady Ln	Oakview Ln	One side	Both Ends	4.8 feet	No	Asphalt
162	Waterway Blvd	Oakview Ln	Timber Ln	One side	Both Ends	5.3 feet	No	Asphalt
161	Waterway Blvd	Timber Ln	Forest Trail	One side	Both Ends	4.5 feet	No	Asphalt
160	Waterway Blvd	Forest Trail	Driveway	One side	Both Ends	5.5 feet	No	Asphalt
97	Waterway Blvd	Driveway	Duck Lane	One side	Both Ends	5 feet	No	Asphalt
159	Waterway Blvd	Duck Ln	Sparrow Dr	One side	Both Ends	5 feet	No	Asphalt
158	Waterway Blvd	Sparrow Dr	Intracoastal Ct	One side	Both Ends	5 feet	No	Asphalt
96	Waterway Blvd	Intercoastal Ct	41st Ave	One side	Both Ends	5 feet	No	Asphalt
107	28th Ave	Palm Blvd	Cameron Blvd	One side	Both Ends	5 feet	No	Concrete
108	28th Ave	Cameron Blvd	Hartnett Blvd	One side	Both Ends	5 feet	No	Concrete
109	28th Ave	Hartnett Blvd	IOP Recreation Center	Both Sides	Discontinues at One End	4.5 feet	No	Concrete
110	28th Ave	Hartnett Blvd	IOP Recreation Center	Both Sides	Both Ends	4.5 feet	No	Concrete
178	41st Ave	Marginal Rd	Wildwood Dr	One Side	Both Ends	4 feet	No	Asphalt
176	41st Ave	Wildwood Dr	Frank Sottile Ln	One side	Both Ends	5.3 feet	No	Asphalt
171	41st Ave	Frank Sottile Lane	Driveway	One side	Both Ends	5.5 feet	No	Asphalt
170	41st Ave	Driveway	Parking Lot	One side	Both Ends	5 feet	No	Asphalt

APPENDIX A: SIDEWALK INVENTORY SUMMARY TABLE

CONDITION	SEPARATION TYPE	EVIDENCE OF FLOODING	ADA INFRASTRUCTURE	IMPEDIMENTS	NOTES
Ok (2)	Grass Buffer		Smooth- on the one end of segment closest to golf course, there are many cracks	Overgrown Landscaping	
Ok (2)	Grass Buffer	No evidence- maybe for puddling	Smooth but too much sand	Sand/Dirt Covering Sidewalk	
Ok (2)	Grass Buffer		Smooth surface	Sand/Dirt Covering Sidewalk	Impediments mainly sand or dirt- could be a condition 3
Poor (1)	Damaged Grass Buffer		Surface broken and uneven	Sand/Dirt Covering Sidewalk	Image where sidewalk covered by sand is due to construction work ongoing
Ok (2)	Damaged Grass Buffer		Relatively smooth	Sand/Dirt Covering Sidewalk	See image of Palm Tree: this tree looks like its about to fall onto the sidewalk next hurricane
Ok (2)	Damaged Grass Buffer		Smooth surface	Sand/Dirt Covering Sidewalk	Path narrows at south end
Ok (2)	Grass Buffer		Smooth surface	Sand/Dirt Covering Sidewalk	Middle portion could be graded a 1 for condition
Ok (2)	Grass Buffer		Relatively smooth surface	Sand/Dirt Covering Sidewalk	Project Plan in place to raise Waterway Blvd MultiUse path between 41st and 38th
Ok (2)	Grass Buffer		Rumble strips	Cracked or Raised Surface	Project Plan in place to raise Waterway Blvd MultiUse path between 41st and 38th
Ok (2)	Grass Buffer		Truncated Domes only at one end	Sand/Dirt Covering Sidewalk	Project Plan in place to raise Waterway Blvd MultiUse path between 41st and 38th
Good (3)	Damaged Grass Buffer		Rumble strips; slight elevation; smooth surface		
Good (3)	Grass Buffer		Smooth surface; rumble strips; some elevation but gradual		
Good (3)	Parking Buffer		Smooth surface; no rumble strips		
Good (3)	Parking Buffer		Smooth surface; Truncated Domes only at one end		
Ok (2)	None - Paved Shoulder	Evident		Drainage Grates	
Ok (2)	Grass Buffer		Truncated Domes but very high incline	Overgrown Landscaping	
Ok (2)	Damaged Grass Buffer		Truncated Domes at intersection; very steep incline - not ADA approved slope	Cracked or Raised Surface	
Poor (1)	Damaged Grass Buffer		No rumble extremely uneven	Sand/Dirt Covering Sidewalk	Sidewalk almost completely gone, covered by sand and gravel

APPENDIX A: SIDEWALK INVENTORY SUMMARY TABLE

SEGMENT ID	STREET NAME	SEGMENT START	SEGMENT END	PLACEMENT	NETWORK CONNECTION	WIDTH	ELEVATED	MATERIAL
169	41st Ave	Parking Lot	Parking Lot	One side	Both Ends	5 feet	No	Asphalt
168	41st Ave	Parking Lot	Parking Lot	One side	Both Ends	6 feet	No	Asphalt
167	41st Ave	Parking Lot	Fire Station	One side	Discontinues at One End	4.8 feet	No	Concrete
172	Marina	41st Ave	Marina	One side	Discontinues at One End	4.9 feet	Yes	Concrete

AUGUST 2026
COUNCIL DRAFT

APPENDIX A: SIDEWALK INVENTORY SUMMARY TABLE

CONDITION	SEPARATION TYPE	EVIDENCE OF FLOODING	ADA INFRASTRUCTURE	IMPEDIMENTS	NOTES
Ok (2)	Damaged Grass Buffer			Sand/Dirt Covering Sidewalk	
Ok (2)	Grass Buffer			Sand/Dirt Covering Sidewalk	
Ok (2)	Damaged Grass Buffer		Truncated Domes only at one end	Sand/Dirt Covering Sidewalk	
Ok (2)	Parking Buffer				Looks like a recently built sidewalk

AUGUST 2026
COUNCIL DRAFT

APPENDIX B: DETAILED RECOMMENDED PROJECT LIST & SCORING

TYPE	LABEL	RECOMMENDED PROJECT	ENDPOINT 1	ENDPOINT 2	FIELD ANALYSIS	PUBLIC ENGAGEMENT	CITY COMMENTS
BIKE FACILITIES	A1	Restripe existing Bike Lane markings along Palm Blvd	Breach Inlet	IOP Connector	X	X	
	A2	Add Bike Facility along Ocean Blvd, Charleston Blvd and 14th Ave to follow B2B Route*	Ocean Blvd Dead End	IOP Connector		X	Follows the B2B route
	A3	Add Bike Facility along JC Long Blvd	Ocean Blvd	Palm Blvd		X	
	A4	Extend dedicated Bike Lane along Palm Blvd	10th Ave	IOP Connector		X	
	A5	Extend Bike Lane along both sides of IOP Connector to fully connect with Palm and front beach	End of Bridge	Palm Blvd	X	X	Outbound connection is a critical gap (TOP Priority for the City)
	A6	Add Bike Facility along Palm Blvd heading north	IOP Connector	41st Ave		X	
	A7	Add Bike Facility along 21st Ave	Palm Blvd	Waterway Blvd	X	X	
	A8	Add Bike Facility along Hartnett Blvd	22nd Ave	41st Ave		X	ROW concerns
	A9	Add Bike Facility along Waterway Blvd	21st Ave	41st Ave		X	8ft multi-use path under construction along Waterway
	A10	Add Bike Facility along 41st Ave	Palm Blvd	Marina		X	

APPENDIX B: DETAILED RECOMMENDED PROJECT LIST & SCORING

ACCESSIBILITY MAX SCORE: 5	SAFETY MAX SCORE: 15	CONNECTIVITY MAX SCORE: 16	DESIGN/CONDITIONS MAX SCORE: 15	FEASIBILITY MAX SCORE: 8	OTHER MAX SCORE: 9	PC PRIORITY MAX SCORE: 10	TOTAL SCORE MAX SCORE: 78
5	13	8	3	8	9	10	56
5	4	11	0	8	7	0	35
5	5	3	0	8	4	0	25
5	15	8	0	8	9	0	45
5	10	11	0	8	9	10	53
5	15	11	0	8	4	10	53
5	5	7	0	8	4	0	29
5	4	1	0	8	4	0	22
3	11	13	0	8	6	10	51
3	10	11	0	8	6	0	38

APPENDIX B: DETAILED RECOMMENDED PROJECT LIST & SCORING

TYPE	LABEL	RECOMMENDED PROJECT	ENDPOINT 1	ENDPOINT 2	FIELD ANALYSIS	PUBLIC ENGAGEMENT	CITY COMMENTS
CROSSWALKS & INTERSECTIONS	B1	Mark Crosswalks to Beach Access Points along Ocean Blvd	Beach Access 1b	Beach Access 9	X	X	
	B2	Improve Markings and potentially add pedestrian Signage/Signals along Ocean Blvd in Front Beach	10th Ave	14th Ave	X	X	
	B3	New Crosswalk at JC Long Blvd and Palm Blvd Intersection	Point at Intersection		X	X	
	B4	New Crosswalk near Public Safety Building along JC Long Blvd	Point at Crosswalk			X	
	B5	New Crosswalk near City Hall along Palm Blvd	Point at Crosswalk			X	
	B6	IOP Connector Crosswalk & Intersection overall Improvement	Point at Intersection		X	X	
	B7	New Crossing with Signage/ Signals at Palm Blvd and 20th Avenue	Point at Intersection			X	
	B8	Improve Crosswalk Safety and Visibility at 21st Ave and Palm Blvd Intersection	Point at Intersection			X	
	B9	Improve Crosswalk Safety potentially with new signage/ signals along Palm Blvd at Beachside Ave	Point at Intersection			X	
	B10	Improve markings and potentially add pedestrian Signage/Signals at 25th Ave and Palm intersection	Point at Intersection			X	
	B11	New Crosswalk at Waterway Blvd and 28th Ave	Point at Intersection			X	
	B12	New Crosswalks at 29th Ave and both Palm Blvd and Waterway Blvd Intersections	Point at Intersections			X	
	B13	New Crosswalk with Signage/ Signals at 41st Ave Beach Access	Point at Crosswalk			X	May be too close to curve for DOT to approve
	B14	Intersection Improvement at Palm Blvd and 41st Ave	Point at Intersection			X	Project underway
	B15	Improve Crosswalk at Waterway Blvd and 41st Ave	Point at Intersection		X		
	B16	Improve Crosswalk Markings at Palm Blvd and 43rd Ave Intersection	Point at Intersection		X	X	Project is Complete
	B17	Improve Crosswalks at Palm Blvd and Wild Dunes Entrance Gate (46th)	Point at Intersection			X	Project is underway
	N/A	Consistent Crosswalk Markings on all Side Streets	Various Locations (Not Mapped)		X		

APPENDIX B: DETAILED RECOMMENDED PROJECT LIST & SCORING

ACCESSIBILITY MAX SCORE: 5	SAFETY MAX SCORE: 15	CONNECTIVITY MAX SCORE: 16	DESIGN/CONDITIONS MAX SCORE: 15	FEASIBILITY MAX SCORE: 8	OTHER MAX SCORE: 9	PC PRIORITY MAX SCORE: 10	TOTAL SCORE MAX SCORE: 78
5	2	4	0	8	6	0	25
5	7	0	0	8	7	0	27
5	11	6	0	8	4	0	34
5	2	1	0	8	4	0	20
5	11	2	0	8	4	0	30
5	15	6	0	8	9	10	53
5	13	2	0	8	4	10	42
5	13	2	0	8	4	10	42
5	3	1	0	8	4	0	21
3	6	4	0	8	4	0	25
5	0	4	0	8	6	0	23
5	2	4	0	8	6	0	25
5	1	1	0	8	4	0	19
5	7	1	0	8	6	0	27
5	7	1	0	8	6	0	27
5	6	1	0	8	6	0	26
5	6	1	0	8	6	0	26
5	3	6	0	8	3	0	25

APPENDIX B: DETAILED RECOMMENDED PROJECT LIST & SCORING

TYPE	LABEL	RECOMMENDED PROJECT	ENDPOINT 1	ENDPOINT 2	FIELD ANALYSIS	PUBLIC ENGAGEMENT	CITY COMMENTS
SIDEWALK IMPROVEMENTS	C1	Widen Sidewalk along Ocean Blvd & 14th Ave in Front Beach Commercial Area	10th Ave	IOP Connector	X	X	ROW constraints and fitting as much parking as practical
	C2	Widen Sidewalk along 21st Street	Palm Blvd	Waterway Blvd		X	Sidewalk replaced/extended to Palm at beach access in 2025
	C3	Improve Sidewalk along all of Waterway Blvd	21st Ave	41st Ave		X	New 8ft multi-use path under construction along Waterway Blvd
	C4	Widen Sidewalk along Palm Blvd	21st Ave	41st Ave		X	Working with DOT on project improvement and coordinating with TST; Long-range idea
	C5	Improve shoulder with a sidewalk along 41st Ave	Palm Blvd	Marina	X	X	
	C6	Widen Sidewalk along Palm Blvd	41st Ave	57th Ave		X	
	N/A	Continuous Maintenance, Removal or Enforcement of Obstructions	Islandwide (Not Mapped)		X	X	
	N/A	Repair Cracked, Damaged, Eroded, or Uneven Sidewalk Segments	Islandwide (Not Mapped)		X	X	
NEW SIDEWALKS	D1	Extend Sidewalk along Palm Blvd	Carolina Blvd	10th Ave	X	X	TST funding allocated/ engineering done to extend sidewalk; Phase 1 is from Carolina to 2nd Ave
	D2	Extend Sidewalk along Ocean Blvd	Beach Access 1b	Beach Access 6		X	
	D3	Sidewalk Extension along JC Long Blvd to Ocean Blvd	End of Sidewalk	Ocean Blvd	X		Approved TST funding to extend sidewalk (at-grade sidewalk)
	D4	New and Extend Sidewalk along IOP Connector	End of Bridge	Palm Blvd	X	X	
	D5	New Sidewalk/Multi-Use Path that connects Hartnett Blvd to 21st Ave	21st Ave	22nd Ave		X	Would need easement between two private properties/newer homes
	D6	Connect Crosswalks to Existing Sidewalk Infrastructure along Palm	Various Locations		X		
	D7	New Sidewalk along 28th Ave from Waterway to back of Recreation Center	Rec Center	Waterway Blvd	X	X	Recently finished 28th along Palm, sidewalk to Waterway would make sense
	D8	New Sidewalk around the Recreation Center Block	Various Segments			X	
	D9	New Sidewalk along 34th Ave to connect Palm Blvd with Forest Trail	Palm Blvd	Forest Trail		X	Resident driven project

APPENDIX B: DETAILED RECOMMENDED PROJECT LIST & SCORING

ACCESSIBILITY MAX SCORE: 5	SAFETY MAX SCORE: 15	CONNECTIVITY MAX SCORE: 16	DESIGN/CONDITIONS MAX SCORE: 15	FEASIBILITY MAX SCORE: 8	OTHER MAX SCORE: 9	PC PRIORITY MAX SCORE: 10	TOTAL SCORE MAX SCORE: 78
5	7	1	6	3	6	0	28
5	1	0	7	3	6	0	22
3	13	6	12	3	6	0	43
5	15	6	7	3	6	10	52
3	7	1	10	3	3	0	27
5	7	4	1	3	6	0	26
0	0	0	3	3	6	0	12
0	0	0	3	3	6	0	12
5	13	7	0	3	9	0	37
5	4	9	0	3	6	0	27
5	5	5	0	8	6	0	29
5	15	9	0	3	6	10	48
5	0	0	0	5	4	0	14
5	6	11	6	8	3	0	39
5	1	6	0	8	6	0	26
5	1	1	0	3	3	0	13
5	6	0	0	8	1	0	20

APPENDIX B: DETAILED RECOMMENDED PROJECT LIST & SCORING

TYPE	LABEL	RECOMMENDED PROJECT	ENDPOINT 1	ENDPOINT 2	FIELD ANALYSIS	PUBLIC ENGAGEMENT	CITY COMMENTS
PLANNING	E1	Conduct a Road Diet Study along Palm Boulevard between Breach Inlet and the Connector	Breach Inlet	IOP Connector		X	
	E2	Evaluate feasibility of adding a bus pull off at pedestrian entrance to County Park	Point at Location		X		
	E3	Evaluate Feasibility of New Multi-Use Path in ROW connecting 13th Ave to 20th Ave (along Cassina Ave)	13th Ave	20th Ave		X	Along ditch behind Harris Teeter - Feasibility and alternative needs to be assessed
OTHER PROJECTS	F1	Add Bike/Ped Amenities or Golf Cart Parking at Major Destination Points	Various Locations			X	
	F2	Add Street Lights along streets or at certain intersections and/or crosswalks	Various Locations			X	
	F3	Pave Off-Road Path parallel to Palm Blvd sidewalk connecting to Bunch Park	Cassina Ave	20th Ave		X	
	F4	Pave Off-Road Path/goat path adjacent to parking along southside of Palm Blvd at 21st Ave curve	21st Ave curve	21st Ave	X	X	
	F5	Add Bike/Ped Amenities near Beach Access Points	Various Locations			X	
	F6	Ensure beach access at 25th Ave and 34A are ADA accessible/graded or mats	Point at Locations				
	F7	Sidewalk Drainage Project along Palm Blvd	36th Ave	41st Ave	X	X	Designed and permitted

APPENDIX B: DETAILED RECOMMENDED PROJECT LIST & SCORING

ACCESSIBILITY MAX SCORE: 5	SAFETY MAX SCORE: 15	CONNECTIVITY MAX SCORE: 16	DESIGN/CONDITIONS MAX SCORE: 15	FEASIBILITY MAX SCORE: 8	OTHER MAX SCORE: 9	PC PRIORITY MAX SCORE: 10	TOTAL SCORE MAX SCORE: 78
Not Scored							
Not Scored							
Not Scored							
5	2	3	0	8	1	0	19
5	1	3	0	8	1	0	18
5	5	0	3	3	0	0	16
5	5	0	6	3	0	0	19
5	1	3	0	8	1	0	18
5	6	1	6	8	6	0	32
5	6	0	4	3	6	0	24

City of
Isle of Palms
South Carolina
MOBILITY STUDY

