



## **Public Services & Facilities Committee**

9:00 a.m., Wednesday, January 14, 2026

1207 Palm Boulevard

City Hall Council Chambers

### **Public Comment:**

All citizens who wish to speak during the meeting must email their first and last name, address and topic to Nicole DeNeane, City Clerk, at [nicoled@iop.net](mailto:nicoled@iop.net) no later than **3:00 p.m. the day before the meeting**. Citizens may also provide written public comment here:

<https://www.iop.net/public-comment-form>

### **Agenda**

1. **Call to order** and acknowledgment that the press and the public have been duly notified of the meeting in accordance with the Freedom of Information Act.
2. **Citizens' Comments** – All comments have a time limit of three (3) minutes.
3. **Election of Chair and Vice Chair**
4. **Approval of previous meeting's minutes** – December 2, 2025
5. **Marina Tenants' Comments**
6. **Presentations – none**
7. **Old Business**
  - a. Discussion of next steps regarding the marina parking lot
  - b. Update on Waterway Boulevard project
  - c. Update on beach projects
  - d. Update on MOU with Wild Dunes Community Association
8. **New Business**
9. **Miscellaneous Business**
10. **Adjournment**



**Public Services & Facilities Committee Meeting**  
**9:00am, Tuesday, December 2, 2025**  
**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 Pierce and Miars

Absent: Council Member Hahn

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

**2. Citizen's Comments – none**

**3. Approval of Previous Meeting's Minutes – November 12, 2025**

Council Member Pierce said the sentence in 3B that referenced "historically, the WDCA has paid for 55% of beach renourishment inside Wild Dunes" was incorrect. Administrator Kerr agreed that historically that is not true, but "describing more the kind of plan that we've been working towards and the assumptions we've had."

Council Member Pierce added, "The city has historically contributed 16% to the – 16% of the budgets for the renourishment. Wild Dunes, it looks like, was 50%. And then we had Charleston County was 4%, and FEMA was pretty much the remainder. So I think that's going to be kind of critical when we get into the conversation about contributions."

**MOTION: Council Member Miars made a motion to approve the minutes as amended. Council Member Pierce seconded the motion. The motion passed unanimously.**

**4. Marina Tenant's Comments -- none**

**5. New Business**

**A. Discussion of future USACE projects- Jacob Kyzar, Project Manager, USACE**

Mr. Jacob Kyzar gave a brief technical presentation on the current status of the navigation projects, dredging, and beneficial reuse of sediments related to Breach Inlet as well as discussion on potential impacts and the need for inlet studies/surveys. That presentation appears alongside the agenda for this meeting on the City's website.

Mr. Kyzar said the majority of the sand placed at Breach Inlet is placed underwater on the lower portions of the beach. He said, "We chose to place all the material below the high tide line and

that was both the limit cost and also we knew there was some silk in the sediment that needed to be washed so you didn't muddle your beach.”

Discussion ensued as to Breach Inlet’s contribution to the erosion of sand. Mr. Kyzar said Breach Inlet has been a problem for the last century, but it is not part of the federal navigation project. He said one of the top priorities of the Charleston District is keeping the ICW clear for recreational and commercial mariners.

Mr. Kyzar explained the ICW dredging project, scheduled to begin in the next 7-10 days, “includes dredging the entirety of Breach Inlet shoal” as well as another area up by Dewee’s Inlet. He anticipates 265,000 cubic yards of sand being placed on beach at the south end. Council Member Pierce commented that sand is needed between 1<sup>st</sup>-3<sup>rd</sup> avenues, not at 6<sup>th</sup>-9<sup>th</sup> where the sand will be placed.

Administrator Kerr said, “Their initial pumping area was closer to 2nd. And we found that it just didn't stay there, that it was making its way off the beach and off the island. So I think we made the request of you all. During that time, we were making the request to move it north so that it would be more likely to stay. But we also would have authorization for the City to transport it into the high berm area if we chose to. So they would not be able to put it, so they would, under their kind of project, they'd have to put it in that intertidal zone, and we think that if they were to do that, it would immediately be unavailable. We think if they put it farther north, it would stay in the beach, work its way up, and be accessible to the city if we were to choose to move it around. The other kind of compounding issue here is, in addition, I think that Jacob's talked about 220,000 cubic yards plus an additional 265 with this project. Then we have, kind of as early as April, a major renourishment project starting potentially in that area. So not that there is an issue of too much sand, but there is planned to be an awful lot of sand on that end of the beach in the next year.”

Mr. Kyzar confirmed there is no flexibility in the placement of the sand they will be putting on the beach in January or February. Administrator Kerr said the City has the permit to move the sand, if desired.

Discussion ensued about communication with USACE. Mr. Kyzar said they have had difficulties with the current contractor, and they share the City’s frustration. Administrator Kerr suggested a more frequent reporting schedule since currently, City Council only gets major updates during the City Council workshops. Mr. Kyzar does not expect issues with the new contractor. Council Member Pierce would like to see a schedule of work and the expected capacity of placed sand compared to what remains to be placed, and any cause and anticipated lengths of delays. Mr. Kyzar said he will provide a schedule once the new contractor starts work.

**B. Discussion of future beach coordination and funding- Andrew Schumacher, Chief Operating Officer, WDCA**

Administrator Kerr said staff put together a draft MOU to create a cadence for developing an agreement between the City and WDCA. He said, “This was not intended to be the final

agreement that would bind us to how we dealt with this project. But it was really creating the work plan for working together.”

Council Member Pierce said, “I think we really need to define or all kind of agree, it may move, but we have got some parameters that I think have been communicated based on the mobilization cost and the cost for the sand and then also for the soft costs. Those three components are, I think, fairly well identifiable for us to shoot at.”

Mr. Schumacher agreed that the 45/55 split is a good place to start.

Council Member Pierce would like to a “really hard pursuit on trying to get some of that money [State and Federal funds] back into the system” so that the City and Wild Dunes do not have to “foot the whole bill,”

Administrator Kerr pointed out that State funds cannot be used north of Beachwood East. Director Hamilton said she will work on detailing more of the spending for the project between now and January.

Council Member Miars expressed concern about the City not having the funding for the project. Administrator Kerr responded, “I would say we do have the full \$10 million, and this is kind of the philosophical question that I think you’re getting at, which is a good one, is the City, and the City has talked about a 45/55 split, are we talking about a 45/55 split of what’s in the Beach Fund and has been pulled in? Or are we talking about, because that is one number, and we have kind of been talking internally about what that, it’s \$4.5 million left, is that kind of a limit of what the City is willing to participate in the Wild Dunes portion of the project or is it 45% of the total cost, which goes well in excess of what has been collected from within Wild Dunes and deposited to the Beach Preservation Fund. So that is going to be a question for the Council – is what do we mean when we say a 45/55 split?”

Mr. Schumacher said he will be sharing and discussing the MOU with legal counsel and at a meeting next week.

Administrator Kerr suggested that the MOU be viewed as “a work cadence for the two agencies to kind of share information and work towards an agreement. Maybe this is a staff-level document that we just kind of commit to work together, share information, it kind of outlines the general kind of things that we think will be, because none of that's been developed yet.”

Other questions the MOU will attempt to clarify are: “How's the escrow handled? What's the split? What's, who's going to control the contractor? Who's going to control the bidding? Once we get bids back, what will the process be of you guys being comfortable with the bidder?”, as well as all forms of communication, meeting schedule, and the pursuit of outside funding.

Mr. Schumacher will clarify the ATAX breakdown used in Hilton Head and how their beach renourishment projects are funded.

Council Member Pierce said, "So for the next meeting, we're going to have all the, hopefully have all the identified components that are going to go into an MOU, will have the finance projections done, or at least some preliminaries, and I think where we kind of, or at least for now,

unless Steve tells us differently, we're going to, or someone tells us differently we're going to use that \$32 million rough number for the all-in for our projections. That's going to, I'm sure that will be subject to change."

There was discussion about communication for the project and replicating what other beach communities like Hilton Head have done with their website and weekly outbound contact with residents. Mr. Shumacher mentioned he received weekly e-blasts with updates while he was there, stating "it's more of an outward communication to the residents".

Council Member Pierce would also like an update on the status of the permits from Mr. Traynum.

## 6. **Old Business**

### A. **Discussion of next steps regarding the marina parking lot**

Administrator Kerr said he did not think there would be a noticeable difference in price if the City salvaged the asphalt that is currently in the marina parking lot as opposed to bringing in all new materials.

He indicated that the restaurant wants the drive aisles for the delivery trucks to be done out of asphalt. He added, "A key part of that would be to figure out if the asphalt that would be needed to be added could be less than the asphalt that's there to make it a no change of impervious surfacing. And we've done just kind of rough sketches, and we think it's very close. We think there's about 20,000 square feet of existing asphalt, and we think there's about 17,000 that would be needed for a ring road. So if that was a goalpost that we needed to meet for permitting, I think we could do it and stay under it for the permitting process."

He estimated the project would cost approximately \$450,000 - \$350,000 for the asphalt + \$50,000 edging + \$50,000 for engineering costs.

Administrator Kerr said the restaurant believes their part of the cost sharing in this project comes from their \$270,000 in rent overages last year. He said the maintenance of the lot will be part of the changes to the lease. The Committee and then Council needs to make a commitment to spend the \$450,000 to make the lease amendments possible.

Council Member Pierce would like to know the projected revenues on the overage. Council Member Miars would like more solid numbers for the paving costs. Administrator Kerr pointed out that these are the best numbers he can get without putting the project out to bid.

The topic will be discussed again in the new year. Administrator Kerr will secure refined amounts available in the budget that could go towards the costs of this project. He will ask Kelly Messier for a cost estimate to design the greenspace.

### B. **Update on Waterway Boulevard Project**

Administrator Kerr said Phase 1 of the project has been closed out. Phase 2 will begin in January with Thomas & Hutton authorized to do the final design and bidding of the project. He said there is no update on the grant extension for this part of the project. Contractors have stated that it will

be difficult to complete a million dollars' worth of work by February 1 in order to receive the full grant, if the extension is not granted. He hopes to have the bids available for City Council to vote on in January.

Administrator Kerr added that the time crunch adds complexity to the project and could scare off some bidders. Council Member Miars suggested incentivizing the time crunch. Administrator Kerr noted that will increase the cost of the project, but he will mention it to Thomas & Hutton.

He added that Thomas & Hutton needs to delay the drainage work planned for 38<sup>th</sup>-41<sup>st</sup> avenues until next winter.

**7. Miscellaneous Business**

The next regular meeting of the Public Services & Facilities Committee will be Tuesday, January 13, 2026 at 9am.

**8. Adjournment**

Council Member Miars made a motion to adjourn and Council Member Pierce seconded the motion. The meeting was adjourned at 10:54am.

Respectfully submitted,  
Nicole DeNeane  
City Clerk

**From:** Douglas Kerr

**Sent:** Thursday, December 4, 2025 4:13 PM

**To:** Scott Pierce <spierce@iop.net>; Katie Miars <kmiars@iop.net>

**Cc:** Nicole DeNeane <nicoled@iop.net>; Sean Kuester <skuester@iop.net>; Josh Uys <JUys@iop.net>; Debra Hamilton <dhamilton@iop.net>

**Subject:** RE: Public Facilities Meeting after action review

FYI- met today with the contractor that has been providing cost estimates for the future marina parking lot work. After looking at the existing surface, he thinks that it would be best to leave it in place for the purposes of minimizing settling. However, he indicates that it will require additional labor to preserve that surface and blend it into the future new surface. He estimates that the cost savings of material will offset the additional cost of labor and result in a reduction in project cost by about \$5,000, but that this should be done to make the end product better.

The current budget includes \$150k for greenspace and \$150k for parking lot resurfacing. The current greenspace plan from Cline shows about 7,000 sq' of artificial turf, eight palm trees, three picnic tables and a kayak storage rack/hut and our estimator has verified that the greenspace budget will be more than adequate for this work.

Thanks, Douglas

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