

MEETING OF THE COMMISSION
ISLE OF PALMS WATER & SEWER COMMISSION
DECEMBER 18, 2024

In accordance with the Freedom of Information Act, the Agenda was posted on Wednesday, December 11, 2024, at City Hall, the Commission Office, and provided to *The Post and Courier*. The meeting was held on Wednesday, December 18, 2024, at the Commission Office, 1300 Palm Boulevard on the Isle of Palms, SC.

Attending were Chairman Jay Leigh, Vice Chairman Bob Hooper, Secretary Donald Smith, Commissioner Jeff Forslund, General Manager Chris Jordan, Special Projects Administrator Bill Jenkins, Comptroller Helena Stickles, CPA, Operations Manager Shorty Meade, Engineer Mark Yodice, and Attorney Jennifer Blumenthal (via phone). Commissioner Curtis Helfrich, PE, was absent.

Chairman Leigh called the meeting to order at 8:00 a.m.

Secretary Smith made a motion to approve the minutes of the November 20, 2024 regular Commission meeting as presented. Commissioner Forslund seconded the motion. The motion passed unanimously.

As there were no citizens present, Chairman Leigh dispensed with the reading of the Chairman's Statement.

Special Projects Administrator Jenkins began the Manager's Report by sharing that the record drawings for the Wild Dunes Pump Station have been approved and delivered. The request for the final Permit to Operate has been submitted.

All flows are being treated at the Forest Trails plant. UV is now operational. Special Projects Administrator Jenkins said that the generator for the plant is too large, so a load bank will need to be added. Costs and sizes are being investigated. The generator is sized for a total build-out of the plant. Control problems are still being resolved. A close-out date for Ruby-Collins, Inc., is still not available. Their contractors are working on punch list and incomplete items. Engineer Yodice anticipates they will be finished by March 2025. General Manager Jordan said that the project will come in slightly under budget. The project needs to be closed out prior to the Commission's application for the remainder of the FEMA funds. The Commission is financially stable while awaiting those funds. General Manager Jordan noted that the Commission is in a "slightly better" position than rate consultant Frank Davis's projections.

Special Projects Administrator Jenkins reported that the R/O Concentrate Line project has been completed and is in operation.

Eadie's Construction mobilized in November 2024 to begin work on the effluent discharge line but due to the lead time on the concrete structures, Eadie's has stepped back and will be starting the work in January.

The permits needed for the Sewer Basin N project have been submitted. The project will be put out to bid once the permits are received.

Bids were accepted on December 10, 2024, for the Wild Dunes Wastewater Treatment Plant Demolition project. Of the four bids received, the lowest responsible bidder was from Webb-Harrell Construction Service Corporation for \$198,000.00, with a bid alternate of \$53,000.00 to leave the slabs for the 450-gallon tank and the EQ tank. Staff recommends this bid be accepted with the deduction to leave the slabs.

The sewer expansion project at 605/608 Carolina Blvd. will mobilize in 30 days.

Vice Chairman Hooper made a motion to accept the bid from Webb-Harrell Construction Service Corporation for \$198,000.00, with a bid alternate of \$53,000.00 to leave the slabs. Secretary Smith seconded the motion. The motion passed unanimously.

Comptroller Stickles delivered the Financial Report. She reported that the balance in the bond series checking account was \$11,513.02 on 11/30/2024 after a transfer of \$125,000.00 from the State Treasury. Two checks totaling \$118,367.15 were paid.

Funds earned \$11,739.00 in interest at a rate of 4.8% last month.

November revenues were \$81,130.00 under budget, and expenses were \$55,800.00 over budget, mostly due to an extra payroll in the month. The resulting \$136,930.00 negative net revenue is anticipated by the budget. Overall, the Commission is showing a net revenue of \$1.2 million.

There was no Correspondence.

Under Old Business, General Manager Jordan confirmed that Water Mission is still working in North Carolina. Attorney Blumenthal said there is no conflict of interest with a donation to Water Mission and that such a donation aligns with the mission of the Commission.

Vice Chairman Hooper made a motion to make a \$10,000.00 donation in the name of the Commission to Water Mission. Secretary Smith seconded the motion. The motion passed unanimously.

Under New Business, Ms. Terri Haack of Wild Dunes addressed the Commissioners requesting consideration of the use of the Commission's property within Wild Dunes for hotel staff parking. Wild Dunes would like to lease the site for 1 to 3 years while it develops a long-term solution to the parking issues. Ms. Haack shared other options that Wild Dunes is considering to potentially alleviate the parking problems. She expressed concern about the safety of the cars due to "bad golfers." If the Commission would not permit staff parking in the area, she would like to store equipment in large boxes on the property, thereby freeing up spaces in their parking garage.

Also under New Business, General Manager Jordan reported that he has had informal conversations with the City regarding its partnering with the IOPWSC to share the costs of a federal-level lobbyist. Ms. Linda Tucker supports the idea. Director Douglas Kerr said that the City is considering the Ferguson Group. The cost share was discussed. Director Kerr suggested that the Commission's funding needs for sewer expansion are financially larger than the City's potential requests for beach nourishment funding. Attorney Blumenthal suggested a cost-benefit analysis be done after the first year to assess the cost percentage due from each entity. General Manager Jordan will continue these discussions with the City and bring a proposal to the Commissioners for discussion.

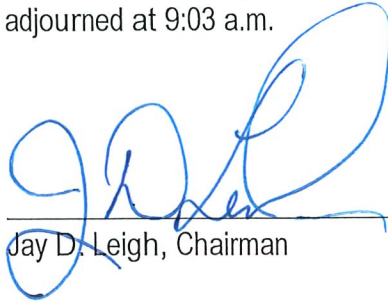
Chairman Leigh will ask Kelly Messier to prepare some renderings of possible landscaping options at the 41st Avenue ditch. The contractors have some money budgeted for landscaping in that area, but more is needed. Further cost assessments will be made after the drawings are available.

Discussion ensued about how to potentially charge Wild Dunes for the use of the Wild Dunes property. Attorney Blumenthal suggested having an appraisal done on the value of the land if it was used for parking.

Secretary Smith made a motion to move forward with investigating the use of the lot as a parking lot. Vice Chairman Hooper seconded the motion. The motion passed unanimously.

General Manager Jordan said that he will bring an appraisal back to the Commissioners. Attorney Blumenthal suggested starting with a 12-month lease, to be assessed annually. Engineer Yodice added that he could have someone prepare some parking layout options to include the Commission's storage and access needs.

Vice Chairman Hooper made a motion to adjourn. Secretary Smith seconded the motion. The meeting was adjourned at 9:03 a.m.



Jay D. Leigh, Chairman

1-15-25

Date