



TOWN OF PAWLEYS ISLAND

TOWN COUNCIL MEETING MINUTES

Town Hall – Conference Room | 323 Myrtle Ave | Pawleys Island SC 29585
10/13/2025 – 5:00 PM

PRESENT: Mayor Brian Henry, Guerry Green, and Rocky Holliday

STAFF PRESENT: Daniel Newquist, Corey Higdon, and Chief Fanning

ADDITIONAL PRESENT: Bill Caughman (Resident)

ABSENT: Sarah Zimmerman, Ashley Carter

1) CALL TO ORDER / OPENING REMARKS

- Mayor Henry called the meeting to order at 5:00 PM.

2) PUBLIC COMMENTS

- Bill Caughman: Mr. Caughman presented a comment regarding drainage issues near his home on Atlantic Avenue. He noted that there is a gradient along Atlantic Avenue that causes an excess amount of water to pool up near his home on the southern end of Atlantic Avenue. He explained that the drain in this section of the island has been ineffective and needs to be cleared. Mr. Caughman added that these issues were especially prevalent during the rain event the previous week. Additionally, Mr. Caughman expressed concern over the garbage pickup on the island, stating that Rutledge Trash Services has been lackluster in making sure all garbage is picked up near his home on the island.
- Barry Stanton: Mr. Stanton submitted a written public comment before the meeting. This comment was dispersed to all Town Council members. **For the full comments, please see them attached below.**

3) APPROVAL OF MINUTES - 10-2-2025

- **Mayor Henry requested a motion to approve or amend the 10-2-2025 Town Council minutes. Mr. Holliday motioned to approve the minutes. Mr. Green seconded the motion.** No further discussion. **All voted in favor.**

4) REPORTS AND UPDATES

a) Police Report

Chief Fanning opened his report by updating Town Council regarding the auto break-ins that occurred on September 8th. He explained that 21 juvenile summonses were issued for the three suspects, each of whom was a teenager from Georgetown. He further explained that he believed the suspects were searching for guns and money. One gun was stolen from a vehicle during the break-ins. Chief Fanning thanked property owners for assisting with the case via home surveillance camera, which he further urged all property owners on the island to consider installing.

Chief Fanning continued to elaborate on additional incidents in September. The first of which was a trespassing incident at the Caledonia House, where a man was found sleeping at the house without permission. He added that nothing was stolen from the

house. A similar incident occurred during the month at 480 Myrtle Avenue, where a man, a woman, and a dog were found squatting on the property. He added that nothing was stolen in this incident as well. Lastly, he referred to a swimmer in distress call in which a group got pulled out to sea in floats. Midway Fire & Rescue was able to bring each of the individuals back to shore.

b) Building Report

Mr. Higdon presented the building report for September, stating that 9 new permits were issued during the month. The permit volume increased significantly from previous months, indicating the beginning of the building season that occurs outside of the summer months. He noted that none of the permits issued in September were significant projects. However, he updated the Council on two applications that were received for new single-family home projects at 106 Atlantic and 300C Myrtle, which previously had designs approved by the Architectural Review Board. Mr. Higdon explained that permits for these two projects were likely to be issued in the following few weeks. Lastly, he noted that SAFEbuilt had closed out around half of the 2025 building permits, giving the report a more accurate indication of how many active projects are currently underway.

c) Financial Report

Mr. Newquist highlighted the Town's local accommodations tax collections for 2025, noting that year-to-date and August collections exceed last year's collections. He added that the Town is well on its way to meeting budget projections for accommodation tax collections. In terms of expenditures, Mr. Newquist highlighted that a payment was recently made to the Town's beach renourishment debt service bond. Mr. Holliday questioned what the interest rate is on the beach renourishment debt service bond, to which Mr. Newquist confirmed that it is 2%.

5) BUSINESS

a) Annual Audit Services Contract Proposal- Poston, Moree, and Moree, P.A.

Mayor Henry introduced the new contract proposal from the Town's current auditors (Poston, Moree, and Moree, P.A.). He questioned how long they have been conducting the Town's audit for, to which Mr. Newquist clarified that they have worked with the Town for 20+ years. Mr. Newquist explained that this contract proposal is for an additional 3 years. Mr. Newquist and Mayor Henry both expressed gratitude for the services Poston, Moree, and Moree have provided.

Mayor Henry requested a motion to approve or deny the three-year contract proposal from Poston, Moree, and Moree, P.A. Mr. Green motioned to approve the contract proposal. Mr. Holliday seconded the motion. No further discussion. All voted in favor.

b) Beach Vitex Initiative Update

Mr. Newquist updated Council on the beach vitex removal initiative throughout the island, stating that it has been a priority for the Town to mitigate the impacts of the

invasive beach vitex. He commended Jennifer Plunkett, who works at the Hobcaw Barony reserve, for her help with the initiative. Mr. Newquist explained that he met with Ms. Plunkett in 2024, and it was determined that there was a population of beach vitex on the island. Mayor Henry inquired about the impacts of beach vitex, to which Mr. Newquist elaborated that the invasive plant species takes over dunes and kills off species that are crucial for strengthening dune systems. Continuing, Mr. Newquist highlighted that there is an herbicide that is effective in mitigating and exterminating the plant. He stated with the help of partners at Hobcaw Barony and Pawleys Island Realty, information about the plant was distributed to property owners throughout the island, urging them to contact Town staff if they suspect the plant is on their property. The Town conducted 36 surveys of properties, of which 15 had beach vitex present on the property. Treatment was administered on each property where vitex was located, with the first treatment occurring on June 18th. Mr. Newquist explained that he hopes to begin treatment earlier in the year in 2026, which should further stunt the growth and development of the beach vitex population on the island.

c) 2026 Annual Budget Preliminary Discussion

Mayor Henry prefaced the discussion regarding the 2026 annual budget by noting that the budget needs to be approved in December, so it is very important to get started on budget discussions. Mr. Newquist stated that he has been tracking the 2025 budget intensively to gauge if there are remaining funds that can be spent on various improvements. He highlighted the need for audio improvements in the Town Hall Conference Room as a possibility. Mayor Henry added that there is an echo issue in the room, plus issues with the microphones in the room that is noticeable for those who attend meetings remotely. He explained that he has a contact who can provide recommendations on how to improve the audio.

Moving into the revenue section of the preliminary budget for 2026, Mr. Newquist highlighted an increase in Accommodations Tax projections, as the Town has exceeded projections significantly for the past few years. He also highlighted that the Town will be receiving its first disbursement of the Capital Project Sales Tax funds from Georgetown County for the North Jetty Improvement Project, with the first disbursement being \$286,000.

In terms of expenses, Mr. Newquist suggested an increase in the budget for drainage maintenance expenses from \$10,000 to \$25,000, as enhancing drainage infrastructure has been a major priority for the Town. Mayor Henry and Mr. Holliday recommended further increasing the budget for this category. Mr. Newquist also highlighted that the Town budgeted \$46,000 in 2025 for a study of the creek, which did not end up happening. He questioned whether the council would like to see this amount carried over to 2026, to which Mayor Henry and Mr. Holliday suggested possibly budgeting these funds for drainage maintenance. Mr. Newquist explained that Seamon Whiteside, the consultant for the Drainage Master Plan, will likely suggest dredging portions of the creek to help enhance drainage near outflows. He noted that those suggestions could create a

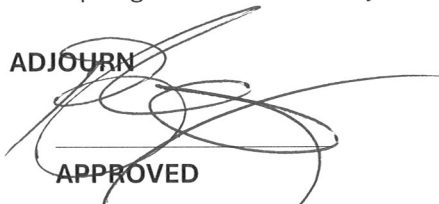
crossover point between drainage and the creek study. Continuing, he elaborated on the possibility for updating the Town's beach management plan, which is a state-required plan that should be updated every 10 years. He clarified that the Town's beach management plan was last updated in 2011. Mr. Newquist explained that most of the work for this plan can be done internally, but additional information may be required. He suggested possibly budgeting \$15,000 for updating the beach management plan. Lastly, Mr. Newquist referenced the historic preservation efforts throughout the island and questioned how much the council is willing to budget for these efforts. Mayor Henry asked what the ballpark amount that would be needed is, to which Mr. Newquist stated that it would be around \$40,000 for the process, including the consultant work. Mayor Henry noted that he would be comfortable budgeting \$20,000-\$40,000.

Chief Fanning elaborated on possible expenses for the Pawleys Island Police Department in 2026, including the need for a new vehicle. He explained that the police department's vehicles are typically on an 8-year rotation, with the Ford F-150 on its last limb. He noted that it would be optimal for the police department to get one new vehicle in 2026. Chief Fanning suggested that a Toyota Tundra could be an option for the new vehicle. Additional needs include radios and tasers, which are both becoming outdated. Chief Fanning explained that one of the PD's radios broke, but the department does not immediately need new radios and this can be pushed back until a later year. In terms of the tasers, he explained that the PD's tasers are no longer under warranty, which creates a liability issue. He suggested that the Town budget for the purchase of a new set of tasers for the PD.

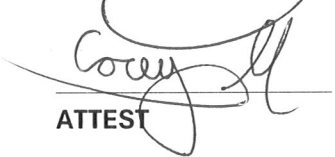
6) COMMENTS BY COUNCIL MEMBERS

- Mr. Holliday referenced Mr. Caughman's comments from earlier in the meeting regarding drainage concerns. He explained that recommendations are soon to come from the Town's consultant for the Drainage Master Plan, Seamon Whiteside. He noted that the gradient of Atlantic Avenue will be considered in their recommendations, and elevating the road to an equal grade could be a key solution.

7) ADJOURN



APPROVED



ATTEST

11/10/25

DATE

11-10-2025

DATE



Daniel Newquist <dnewquist@townofpi.com>

Public comments for 10/13/25 meeting, to present and future members of Pawleys Town Council, re: Your Seven Years of Problems With the Corps of Engineers, Its Illegal Agreement, and Its Illegal Easements

Barry Stanton <bstanton@stantonlaw.com>
To: Daniel Newquist <dnewquist@townofpi.com>

Mon, Oct 13, 2025 at 10:03 AM

Public Comments for the 10/13/25 Regular Monthly Meeting of the Town Council of the Town of Pawleys Island, South Carolina

To: Present and future members of Pawleys Town Council

From: Barry Stanton

Re: Your Seven Years of Problems With the Corps of Engineers, Its Illegal Agreement, and Its Illegal Easements

Date: 10/13/25

Ladies or Gentlemen:

We approach the seventh (7th) year of the easement debacle created by the Corps of Engineers and the present town council.

As I warned against this debacle nearly seven (7) years ago in earnest efforts to avoid it, it is a good time to review again some of the solutions that were previously presented to the town council of Mssrs. Henry, Green, Holliday, and Carter, and Ms. Zimmerman, and which are still urged.

Whatever else, know that the Corps of Engineers is bad news, not good news, for Pawleys. The Corps is bad financially, morally, legally, practically, culturally, and politically.

Even in the absence of the easement debacle, it is unsound monetary policy to "partner" with the Corps. It is also dangerous and unsound general governmental policy and unsound prevention planning and resilience planning. The benefits are illusory and the costs and other detriments are prohibitive.

To keep Pawleys unique, charming and healthy, Pawleys' best marketing and value point in the future is to be a "Corps-free" beach. Check around.

Among other options for a solution, you have the following:

1. Find a headstrong way to stay with the ill-advised Corps relationship, but fix the three easements to make them more reasonable, including (i) removing illegal perpetual public access to a third (1/3) to a half (1/2) of the private lots, and (ii) removing ability to destroy improvements in the same area.

We have provided several approaches to this, at great time and expense for us.

You would need to be assertive and firm with the Corps, think for yourself, and tell the Corps, that, yes, it can cooperate in this, and needs to, especially after all this time.

2. Continue the previous deletion from what the Corps says is its "project" (the fictitious project that the Corps did not build), the three properties whose owners have objected to the unreasonable easements, and still accept reasonable backup easements from these owners, which would nevertheless allow work at town expense or Corps expense if desired.

This has been done elsewhere.

This would do no more or less than keep the three properties on a par with properties mid-island, where some folks on the current council own, where no easements at all have been asked of them or granted by them.

If the Corps continues on its illegal course, and continues to refuse to cooperate in this solution, when the solution would also cost the Corps nothing, the Corps will not be pleased with the eventual result, and the island will continue to suffer at the hands of the Corps and council.

3. Cancel the imprudent, sham, illegal, invalid "Project Partnership Agreement" secretly signed by ex-town administrator Ryan Fabbri 1-16-20. It was signed with neither council deliberation, nor financial or legal review. Cancel the Corps.

This is an excellent choice for Pawleys.

There are several ways to do it. One way to do this is admit that council tried and failed twice in 2020 to get easements by suing its own island owners. Express inability and unwillingness to test a court's tolerance and risk the town's purse again by trying it a third time. Express that it is unreasonable to require you to do so.

At worst, cancelling the Corps may lead to 1. or 2., above. At best, it may lead to no Corps for Pawleys, and the end of Corps-induced paralysis for everything on the south end.

What are not options are the following:

1. Waiting for a catastrophe or waiting and doing nothing for several more years.
2. Trying to solve the problem by trying to buy your way out or otherwise spending even more of the property owners' money.
3. Hiring, or trying to hire, a sixth or seventh town clerk, a third town administrator, a sixth lawyer, a fourth or fifth appraiser, etc.
4. Continuing to cover up what the matter is really about and prevaricate about it, and robbing the owners of any more of their time, their lives, or the enjoyment of their property.
5. Making a third illegal condemnation attempt. Dredging this up would be the worst decision the council or the Corps ever made. It would move into 2nd place, the previous decisions to pursue the course of conduct followed for the last seven (7) years. The other past and present people involved may not fare well either.
6. Waiting to rot out, hoping people forget it was you, and letting it be someone else's problem.

Your minutes over the years include numerous attached comments like these, which, like these, effectually come out a month in arrears, and may then be overlooked.

Some of the previous comments are much more in-depth, and include repetitive attempts we have made to correct misinformation, and alert, if not confront, the town council with the lack of wisdom in pursuing the seven-year course it has taken. I recommend you go back and read, and study, those comments for yourselves, without an in-house interpreter. I can provide the dates of comments.

Best,

Barry Stanton
Columbia
803 530 2642