

# TOWN OF SEABROOK ISLAND

Town Council – Work Session

March 14, 2023

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## MINUTES

### Call to Order – Roll Call – Freedom of Information

Mayor Gregg called the March 14, 2023, Town Council Work Session to order at 1:00PM. Councilwomen Finke and Fox, Councilmen Goldstein and Kortvelesy, Town Administrator Joe Cronin, Zoning Administrator Tyler Newman, Town Attorney Stephen Brown, and Town Clerk Katharine Watkins participated in the meeting. The Town Clerk confirmed that notice of the meeting was properly posted, and the requirements of the Freedom of Information Act had been met.

### Presentations

- Dr. Abby Sterling, Director of the Georgia Bight Shorebird Conservation Initiative (Manomet); WHSRN Application for Seabrook Island

Dr. Sterling presented information concerning the Western Hemisphere Shorebird Reserve Network (WHSRN), and the application process to receive this designation.

A discussion was had on the level of designation Seabrook Island would have and if this designation would interfere with the application for the Captain Sams Inlet relocation project.

The council inquired about the application status for Deveaux Bank, if there is a cost associated with applying for the WHSRN designation, and how Manomet is funded.

A discussion was had on the next steps needed in the application process.

### Executive Session

- Discussion of Legal Matters (S.C. Code Sec. 30-4-70(a)(2).

Councilwoman Finke moved to adjourn into Executive Session; Councilwoman Fox seconded. All voted in favor.

**Council adjourned into Executive Session at 1:23PM.**

**Council voted to adjourn the Executive Session at 2:56PM. No other actions were taken.**

### Mayor John Gregg

- Update Concerning Town's Bonding Authority

Mayor Gregg noted that The Town Administrator and I have been in touch with counsel who assisted the Town with preparation of the 2019 Bond Ordinance (Ordinance 2019-07) to begin

the process of reviewing and updating the Town's bonding authority. It is desirable to update the authority to account for changes in both the basis (property valuation) by which bonding is limited and estimated costs for repairs, replacements and debris removal resulting from a disaster event. Under the 2019 ordinance, the bonding limit is \$4.5MM. The ordinance contemplates both issuance of bonds and issuance of general obligation bond anticipation notes pending issuance of the bonds.

- CACVB Vacation Rental Update (Seabrook Island)

Mayor Gregg noted that members were provided the final version of the Winter 2022 Rental Report. Mayor Gregg further noted that owing to limited data, the report does not reflect actual data for Seabrook Island but relies on averages from other coastal communities to represent activity on Seabrook Island.

- Update concerning Sewer Usage Projection and Proposed Development (Bohicket Creek Investors)

Mayor Gregg reminded members that the Town is expecting to receive a request for annexation of a parcel fronting Betsy Kerrison Parkway and owned by the owners of the Marina.

Mayor Gregg summarized a meeting held on January 18 among representatives of the Town, the Marina owners, and the Seabrook Island Utility Commission.

#### **Town Council Members:**

- **Jeri Finke**

Councilwoman Finke noted that she will be serving on the Seabrook Island Club Long Range Planning Committee, and other members of the community who are on this.

- **Patricia Fox**

Councilwoman Fox summarized a meeting had with Communications & Events Manager Ochoa and noted that Ms. Ochoa offered to assist anyone who would be writing an article for the Seabrooker.

Councilwoman Fox noted the upcoming Community Promotions and Engagement Committee on March 16<sup>th</sup> and will be reviewing the first round of applications for the Community Promotions Grant.

Councilwoman Fox summarized the most recent Seabrook Island Property Owners Association (SIPOA) long range planning meeting.

- **Barry Goldstein**

None.

- **Dan Kortvelesy**

Councilman Kortvelesy noted the upcoming Disaster Recovery Council Meeting will be held on March 21<sup>st</sup> at 10:00AM.

**Town Administrator Joe Cronin**

- Action Items for March 28, 2023 Meeting
  - Ord. 2022-08: An ordinance to grant to Berkeley Electric Cooperative, Inc., the non-exclusive right, power, and authority to erect and to install, maintain, and operate in, over, under, and upon the streets, alleys and public places of the Town of Seabrook Island, its electric lines, poles, wires, guys, push braces, and appurtenant electric distribution facilities, whether used to render service to the town or not, together with any necessary right of access thereto, for such period as the same are needed by the Cooperative to render electric service to its customers in the Town of Seabrook Island, South Carolina; ; also to set the amount of the franchise fee to be paid by Berkeley Electric Cooperative, Inc., to the Town of Seabrook Island, South Carolina [*SECOND READING & PUBLIC HEARING*]
  - Ord. 2023-01: An ordinance amending the zoning map of the Town of Seabrook Island so as to change the zoning designation for Charleston County Tax Map Number 149-06-00-003, containing approximately 0.25 +/- acres located at 2754 Old Forest Drive, from the Moderate Lot Single-Family Residential (R-SF2) district to the Conservation (CP) district [*SECOND READING & PUBLIC HEARING*]
  - Ord. 2023-02: An ordinance (“Franchise Ordinance” or “Agreement”) to grant to Dominion Energy South Carolina, INC. its successors and assigns, the limited nonexclusive right, power, and authority to erect and install, maintain, and operate on, along, across, in over, above, upon and under the streets, alleys and other public places of the Town: (1) electric lines, poles, wires, guys, push braces, transformers and appurtenant facilities and (2) communication lines and facilities for use by the company or any designee under the terms set forth in this agreement, together with any necessary right of access thereto, for such period as the same is needed by the company to render service to its customers in the Town of Seabrook Island, South Carolina from those facilities; to set the amount of franchise fee to be paid by Dominion Energy South Carolina, INC. to the Town; If so required, to levy franchise fees on third parties selling electricity using the company’s electric systems; to allow for the establishment of a fund and underground Utility Districts for electric non-standard service [*SECOND READING & PUBLIC HEARING*]
  - Electric Service Rights Agreement: Agreement concerning electric service rights between Berkeley Electric Cooperative, Inc., and Dominion Energy South Carolina, Inc.
  - Code Enforcement Officer Resolutions (Beach Patrol): Resolutions to appoint and commission multiple code enforcement officers for the proper security and general welfare for the Town of Seabrook Island

Town Administrator Cronin noted the upcoming action items that will be on the upcoming Town Council Regular Meeting on March 28<sup>th</sup>.

- Items for Information
  - Update of meeting with Sheriff Kristin Graziano

Town Administrator Cronin summarized a meeting had with Sheriff Kristin Graziano on a potential dedicated service area for Johns Island, Kiawah Island, and Seabrook Island.

A discussion was had if the Sheriff's Office will be at the upcoming DRC meeting on March 21<sup>st</sup>.

- Update on the status of MyGov licensing and permitting software

Town Administrator Cronin updated members of council on the status of MyGov.

The council inquired on the issues involved with MyGov and if the Town decided to not use, and when the public portal component will be available.

The council inquired on the contract with MyGov for what their obligations are with support.

- Town Clerk Watkins noted there is a vacancy on the Public Safety Committee which will be voted on at the upcoming regular Town Council Meeting on March 28<sup>th</sup>.

### **Adjourn**

Councilwoman Finke moved to adjourn; Councilwoman Fox seconded. All voted in favor.

The meeting adjourned at 3:24PM.

Date: March 24, 2023

Prepared by: *Katharine E. Watkins*  
Town Clerk/Treasurer