

TOWN OF SEABROOK ISLAND
Town Council Meeting of April 24, 2018

MINUTES

After the pledge of allegiance, Mayor Ciancio called the April 24, 2018, Town Council meeting to order at 2:30 p.m. Councilmen Crane, Gregg and Wells, Councilwoman Finke, Town Clerk Allbritton and Town Administrator Cronin attended the meeting. The meeting was properly posted and the requirements of the SC Freedom of Information Act were met.

Minutes:

The minutes of the Public Hearing of March 27, 2018, the Town Council meeting of March 27, 2018, and the Ways & Means Committee meeting of April 17, 2018, were each unanimously approved as written.

Financials: Mayor Ciancio reported that revenue for the month of March was \$169,623, which was \$99,515 over budget, primarily due to higher than anticipated business license and interest income. For the year to date through March, total revenue was \$39,305 over budget, primarily due to business licenses, class 7 (rentals), and interest income. For the month of March, revenue exceeded expenses by \$104,773. Expenses for the month of March were \$64,950 and were under budget by \$54,833, primarily as a result of lower than anticipated expenses on Roadway Maintenance, Public Relations/Advertising and Special Projects (roadway/drainage). For the year to date, expenses were \$163,529 and were under budget by \$157,790. For the year to date, not including the funds transferred from the General Fund for the roadway project, revenue has exceeded expenditures by \$97,420. One year ago, at this time, revenue exceeded expenditures by \$94,995.

Citizens/Guests Presentations, Comments:

- Mayor Ciancio introduced Jenny Honeycutt, who is a candidate for the District 9 County Council seat. Ms. Honeycutt stated that District 9 consists of the sea island area and she is running against Joe Qualey, the incumbent. Ms. Honeycutt assured Council that she takes Kiawah and Seabrook Islands very seriously and realizes how much the two islands contribute to the economy in terms of jobs provided and their economic impact. She stated that she also understands the traffic needs of area workers and residents. Ms. Honeycutt invited everyone to attend the candidate forum that will be held at the Kiawah Town Hall on May 30 at 1:00 p.m.
- Floyd DeAndrade informed Council that Moving Day Charleston, a national fundraising event for Parkinson's disease, will be held on Saturday, June 2, at James Island County Park. The funds raised in Charleston will be used for local people that have needs related to Parkinson's. Mr. DeAndrade and his wife, along with Pat Wirt from Kiawah, have started a Parkinson's support group that meets at Church of our Savior every third Thursday in the month, from 2:30 to 4:00 p.m., and a Care Partners group meets every second Thursday from 12 to 2:30 p.m.

Reports of Standing Committees, Commissions, Boards:

Public Safety/Club Long Range Planning Committee – Councilman Gregg reported that the Seabrook Island Club's Long Range Planning Committee met April 6 and began consideration of the Club's strategic plan update for 2018. Their next meetings will be held on May 18, June 8 and July 27.

Public Safety Committee – The Town's Public Safety Committee met on April 16. The Committee continued its review of proposed revisions to the Town's Comprehensive Emergency Plan. Their next meeting was scheduled for Monday, May 14, at 10:00 a.m.

Disaster Recovery Council – The Disaster Recovery Council has scheduled a planning session on May 7, beginning at 10 a.m., for their June 5th and 6th exercise that will be based on an earthquake scenario.

Request for Public Assistance – FEMA is continuing its internal review of the Town's Request for Public Assistance in consequence of Hurricane Irma. Once their review is concluded, the Town will be notified as to FEMA's decision to approve grant funding.

Disaster Awareness Day – Councilman Gregg reported that Disaster Awareness Day will be held at the Kiawah Town Hall on Wednesday, June 13, from 2:00 p.m. to 4:00 p.m., followed by a wine reception.

Public Relations/Communications – Councilman Crane reported that the Communications Committee did not meet in April but Town events continue to be fed to social media.

Special Projects/Beach Administration –

Lowcountry Marine Mammal Network Agreement – Councilman Wells reported that the Lowcountry Marine Mammal Network will hold a training session Wednesday, April 25, at the Community Center at 10:00 a.m., followed by a walk on the beach. So far, 18 to 20 people have signed up to volunteer in the Seabrook Island Dolphin Education Program. Volunteers are still being urged to sign up and another training session will be held on May 3.

Seabrook Island Road Improvements Update – Councilman Wells reported that bids for work to be done on the Seabrook Island Roadway Project will be opened at 2:30 p.m. on Thursday, April 26, at the Town Hall.

Community and Government Relations: Councilwoman Finke reported that the Administration, by statute, is required to have in place a five-year plan for addressing any of the country’s energy needs using resources from the Outer Continental Shelf (OCS). The most recent plan put in place by the Obama Administration was for 2017-2022. The Trump Administration abandoned that plan and put in place a new five-year plan for 2019-2024. During the Obama Administration, several companies had filed for permits to conduct seismic testing to search for oil and natural gas deposits in the Mid- and South-Atlantic regions of the OCS, and those permits had been denied. Under the new five-year plan, the Secretary of Interior summarily overturned those denials in 2017 and restarted the approval process. It was thought that a decision on the pending applications would come in mid-February 2018 that the applications would be approved, and the SCERP lawsuit would then be filed. Now, it is thought that a decision will not come until mid-May or later. At the State level, on Wednesday, May 25, there is a hearing in the House Environmental Affairs Subcommittee on three pending resolutions – two in favor of offshore drilling and one opposed. Councilwoman Finke stated that she had sent a copy of the Town’s most recent comment letter (to the Bureau of Ocean Energy Management) opposing offshore drilling to the Subcommittee and its Chairwoman. It would not be good if one of the resolutions in favor moved forward and the state legislature took a position contrary to Governor McMaster, who has publicly stated his opposition to drilling off the South Carolina coast.

Ways & Means – No Report

Planning Commission – No Report

Board of Zoning Appeals – No Report

Reports of Ad Hoc Committees:

Accommodations Tax Advisory – No Report

Reports of Town Officers:

Mayor –

Comprehensive Plan Kick Off Meeting – Mayor Ciancio reported that the Town’s Planning Commission is charged with the responsibility of reviewing the Comprehensive Plan’s elements every five years and revising the plan every ten years. Since the Town’s Comprehensive Plan was last updated in June of 2009, the Planning Commission is charged with the task of recommending an updated Plan to Town Council. Members of Council have met with both, representatives of the Charleston County Planning Department and with the Seabrook Island Planning Commission, with respect to the revision of the Plan. The Charleston County Planning Department has agreed to assist the Planning Commission with its effort and the Town will enter into an Inter-Governmental Agreement that will have to be

approved by Town Council. It is anticipated that there will be input from the major entities on the island – the Club, Camp St. Christopher, the POA, Bohicket Marina, the Bohicket Merchant’s Association, etc. There will also be surveys and public meetings to review the elements of the Plan as they are being prepared. Council will probably adopt the new Plan in mid-2019.

Report on Johns Island Growth Management Committee Meeting – Mayor Ciancio reported that the first meeting of the Johns Island Growth Management Committee was held on April 17th. The meeting was co-chaired by Mayor Tecklenburg, City of Charleston, and Judge Rawl, Chairman of the Charleston County Council.

- Mayor Tecklenburg reviewed objectives of the Committee: (a) improvement of quality of life on Johns Island through transportation enhancements, affordable housing opportunities and preservation of open space and (b) identification of funding sources for community infrastructure needs on Johns Island.
- The City staff reviewed various materials – The Johns Island 2007 Plan, the Maybank Highway Overlay, Status of the ½ cent sales tax projects and the City wide transportation plan.
- The committee members reviewed goals and timetables.

The “Public Input” portion of the meeting was scheduled for 15 minutes but took almost 2 hours. The input was dominated by Johns Island residents complaining to Mayor Tecklenburg about the City’s approval of developments on the portion of Johns Island that lies within the jurisdiction of the City – specifically, the development of 205 single family homes at the Oakville Plantation (201 acres) which is located adjacent to the Charleston Executive Airport. At the meeting, the concept of a moratorium on building was raised. Mayor Tecklenburg said he favored the concept, but his council did not. Mayor Ciancio commented that an article in today’s newspaper stated that Mayor Tecklenburg has asked his legal staff to draft a New Build Moratorium in the City of Charleston. The City is also working on a new storm water plan.

Post Natural Disaster Communication Effort – Mayor Ciancio reported that he and Councilman Gregg met last week with Fire Chief Waltz and her staff at the St. Johns Fire Department to determine if a procedure could be put in place that would allow Council to receive and distribute information, after a disaster event, in a more organized and meaningful manner. Specifically, the group discussed the possibility of developing a map of Seabrook Island, divided into grids, which would enable communication and receipt of information on a more specific basis and, in turn, would allow the Town to relay more accurate and detailed information to the residents. The Fire Department’s first priority immediately following a natural disaster will be search and rescue and the Town does not want to dilute that effort. However, the Town should do anything possible to facilitate the Department’s effort to communicate any information obtained after their return to keep residents better informed.

District 9 Primary Candidates Night – Mayor Ciancio announced that Seabrook Island and Kiawah Island will jointly sponsor a candidate’s forum at 1:00 p.m. on Wednesday, May 30th, at the Kiawah Town Hall. Ms. Honeycutt and the current incumbent, Joe Qualey, will be on the ballot for the June 12th Republican Primary Election for the District 9 County Council seat and will both participate in the event. Mayor Ciancio encouraged everyone that could to attend as Seabrook Island’s votes could make a difference.

Town Administrator –

Beach Patrol Update – Town Administrator Cronin reported that the beach patrol began work on April 1. From April 1 through May 26, one vehicle with one person will be on patrol from 8:00 a.m. to 6:00 p.m. In our peak season, beginning May 27 through August 15, there will be four personnel in two vehicles that will patrol from 8:00 a.m. to 8:00 p.m. From August 16 through September 4, there will be two personnel in one vehicle during alternating shifts between 8:00 a.m. to 8:00 p.m. The beach patrol will provide the Town Administrator with weekly activity reports and he will give a monthly summary at Town Council meetings. This report will be broken down as to the type of violation as well as whether the violator was a resident or visitor to Seabrook Island.

Technology Upgrade – Town Administrator Cronin reported that he met with VC3 recently about upgrading Council’s iPads to Surface Tablets. The Tablets should ship sometime after May 1. Town Administrator Cronin stated that the Town’s WIFI network currently is not able to handle the amount of internet usage and he is looking into increasing the WIFI’s bandwidth supplied by the Town’s vendor.

Update on Proposed FEMA Flood Maps – The appeal period for the proposed FEMA Flood Maps ended on April 18. Carl Simmons, Charleston County Building Services, has stated that there were three appeals/comments sent to Charleston County, with two of those being from Seabrook Island pertaining to properties on Marsh Gate Drive. Once a final determination letter has been received from FEMA, the Town has six months to adopt the maps.

Town Council Members – See Above

Utility Commission – Chairman Jim Bannwart reported that plant operations were normal during March. A fourth backup generator for the pump stations has been purchased and should be installed and operational before hurricane season. Cummins Sales & Service has completed routine maintenance on the Utility Commission’s plant generators and cleaned the fuel tanks. Chairman Bannwart also reported that the auditor has begun work on the Commission’s 2017 audit. The Commission has added a month onto their current management contract in order to give more time for negotiations. Mayor Ciancio asked that the Utility Commission allow Council to look at the contract before it is finalized.

Petitions Received, Referred or Disposed of:

- **Temporary Use Request for the 2018 Governor’s Invitational Billfish Tournament (May 9-12)** - Mayor Ciancio reported that Bohicket Marina is holding the 5th Annual Dolphin Slam, which is a one day tournament being held on April 28th, as well as the 2018 Governor’s Invitational Billfish Tournament (May 9-12). Marina officials are requesting that the Town give them permission to leave the temporary stage and signage up from April 28 through May 12. The Planning Commission has recommended approving issuance of the Temporary Use Permit and allowing the stage and signage to remain on-site between the two events. The Town Administrator has also recommended approval of the permit with the condition that vehicles are not allowed to park along Seabrook Island Road or Andell Bluff Boulevard during the tournament unless it is in a marked parking space. Councilman Gregg made a motion to approve the Temporary Use Permit for the 2018 Governor’s Invitational Billfish Tournament and leaving the stage and signage up from April 28 through May 12, with the condition that there will be no parking along Seabrook Island Road or Andell Bluff Boulevard unless it is in a marked parking space. Councilman Crane seconded the motion and vote to approve was unanimous.
- **Temporary Use Application #221 to Authorize the Use of Town Hall for the 2018 Seabrook Island Property Owners Association Yard Sale** – Mayor Ciancio reported that the POA’s annual yard sale will be held on Saturday, May 19, from 7:00 a.m. to 1:00 p.m. in the Seabrook Island Town Hall parking lot. Councilman Gregg made a motion to approve Temporary Use Application #221 for the POA’s yard sale to be held May 19. Councilman Crane seconded the motion and the vote to approve was unanimous.

Ordinances for First Reading:

- **Ordinance 2018-04** – An Ordinance to Amend the Town Code for the Town of Seabrook Island, South Carolina; Chapter 8, Businesses and Business Regulations; Article II, License; Section 8-30, Display and Transfer; so as to Require all Owners or Agents Placing Commercial Advertisements Offering a Residential Unit in the Town of Seabrook Island for Rent or Lease to clearly Display the Current Business License Number for that Residential Unit in the Text of Such Advertisement – Mayor Ciancio stated that the purpose of this ordinance is to facilitate the ability of Town staff to confirm that all Seabrook Island property owners or their agents, who offer residential units for rent, have obtained a required Seabrook Island business license. Changes recommended at the Ways & Means meeting have been incorporated into the ordinance and the ordinance will be effective 60 days

from second reading of the ordinance. Councilman Gregg made a motion to accept Ordinance 2018-04 on first reading. Councilman Crane seconded the motion and the vote to approve was unanimous.

- **Ordinance 2018-05**, An Ordinance Amending the Town Code for the Town of Seabrook Island, South Carolina; Chapter 24, Streets, Sidewalks and Other Public Property; so as to Amend Article I, in General; Article II, Permits for Parades and Public Assemblies; and to Add a New Article, to be Called Article III, Town Hall – Town Administrator Cronin stated that the intent of this ordinance is to clarify the application of the permitting requirements for parades and public assemblies to property owned, leased or managed by the Town of Seabrook Island; revise the permitting and review criteria for such activities; and protect the health, safety and welfare of both participants and the community at large. The ordinance will also revise the requirements for the rental and use of town hall by outside individuals and organizations. The ordinance specifies that such uses will be governed by a “Policy Regarding the Temporary Rental and Use of the Town Hall”. This policy will be adopted by a resolution of Town Council and can be updated in the future by adoption of a resolution. Town Administrator Cronin recommended that this policy be amended when Council gives second reading to this ordinance since the policy only addresses activities inside the town hall. Councilman Gregg moved to accept Ordinance 2018-05 on first reading. Councilman Crane seconded the motion and the vote to approve was unanimous.

Ordinances for Second Reading:

- **Ordinance 2018-03**, An Ordinance to Amend the Zoning Map of the Town of Seabrook Island, South Carolina; so as to Change the Zoning Designation for Charleston County Tax Map Number 147-06-00-072, Containing Approximately 0.24+/- Acres, Located at 2731 Old Oak Walk, from the SR Single-Family Residential District to the AGC Agricultural-Conservation District – Mayor Ciancio reported that the Greenspace Conservancy has turned this property over to the Property Owner’s Association and the POA is asking to have the property rezoned. The Planning Commission has recommended approval of the rezoning. Councilman Gregg made a motion to adopt Ordinance 2018-03 on second reading. Councilman Crane seconded the motion and the vote to approve was unanimous. Councilwoman Finke recused herself from the vote due to being a member of the board of the Greenspace Conservancy.

Miscellaneous Business: None

Citizens Comments:

After several comments from Seabrook Island residents, the meeting adjourned at 3:38 p.m.

Approved: May 22, 2018

Faye Allbritton, Town Clerk