

TOWN OF SEABROOK ISLAND

Town Council Meeting

August 24, 2021 – 2:30 PM

Virtual



MINUTES

1. Call to Order – Pledge of Allegiance – Roll Call – Freedom of Information

The August 24, 2021, Town Council Regular Meeting was conducted via Zoom, and was simultaneously made available to the public via YouTube live stream and by conference call, all in keeping with practices adopted to address the ongoing coronavirus pandemic. Mayor Gregg, Councilwomen Finke and Fox, Councilman Goldstein, Town Administrator Cronin, and Town Clerk Watkins participated in the meeting. Mayor Gregg called the meeting to order. The Town Clerk confirmed that notice of the meeting was properly posted, and the requirements of the SC Freedom of Information Act had been met.

2. **Minutes:** Town Council Meeting July 27th, 2021
Ways and Means Committee Meeting August 10th, 2021
Town Council Pre-Budget Workshop August 17th, 2021

Councilwoman Finke moved to approve the previous meeting minutes of July 27th;
Councilwoman Fox seconded. All voted in favor.

The previous meeting minutes of July 27th were approved.

Councilwoman Finke moved to approve the previous meeting minutes of August 10th;
Councilwoman Fox seconded. All voted in favor.

The previous meeting minutes of August 10th were approved.

Councilwoman Finked moved to approve the previous meeting minutes of August 17th;
Councilwoman Fox seconded. All voted favor.

The previous meeting minutes of August 17th were approved.

3. **Financials:** For the Month of July 2021

Mayor John Gregg reviewed the financials for July as follows:

- The total fund balance for the period ending July 31, 2021, was \$6,216,503 about \$850,099 more than the balance as of July 31, 2020, and about \$1,219,598 more than for the same period of 2019.

- Unrestricted revenue for July totaled \$152,370 and unrestricted revenue for the year totaled \$1,095,171, representing about 82% of the 2021 annual budget and being about \$280,984 more than for the same period in 2020.
- Expenditures for July totaled \$94,370 and expenditures for the year totaled \$511,732, representing about 36% of the 2021 annual budget. Expenditures for the year were about \$29,104 more compared to the same period of 2020.
- Excess of revenues over expenditures was \$58,000 for the month of July and excess of revenues over expenditures for the year was \$583,440 compared to an excess of revenues over expenditures of about \$331,558 as of July 31, 2020, reflecting the significantly greater revenue in the period this year as compared to the same period of 2020.

4. Citizens/Guests Presentations, Comments:

Town Clerk Watkins and Town Administrator Cronin summarized the emails received from the following residents:

- John Seabrook Opposed to restricting areas of the beach for fishing.
- Paul McLaughlin Would like stricter short-term rental regulations on the Island.
- Susan McLaughlin Would like stricter short-term rental regulations on the Island.
- Chuck Cross Clarification on e-Bike usage on the beach and classification under State Law (classified as bicycle rather than motor vehicle).
- Andy Malinofsky Opposed to restricting areas of the beach for fishing.

Copies of these comments are included with these minutes.

5. Reports of Standing Committees, Commissions, Boards:

- **Public Relations/Communications**

Councilwoman Fox summarized the communications for the month of August as follows:

- There was a successful practice for the emergency radios.
- There were six items posted in Tidelines for the Town.
- There was an article in the Seabrooker from Town Hall.

- **Public Safety & Special Projects**

Councilman Goldstein summarized the Public Safety Committee meeting for the month of August for Council, and the Committee will be reviewing Scott Cave's comments made during the Disaster Recovery Committee Emergency Preparedness drill.

- **Beach Administration and Community & Government Relations**

Councilwoman Finke summarized recent meetings with Beach Patrol on increased enforcement measures and summarized the recommendations for funding during the Community Promotion Grant Committee meeting on August 19th.

Council clarified request for additional signage by Lowcountry Marine Mammal Network and what the next steps for that application are.

- **Ways & Means**

Mayor Gregg summarized the Ways and Means Committee meeting of August 10th, 2021, and updated Council on any changes since that meeting.

- **Planning Commission**

None.

- **Board of Zoning Appeals**

None.

6. Reports of Ad Hoc Committees:

None.

7. Reports of Town Officers:

- **Mayor – John Gregg**

- Appointments to Special Committee to identify potential “projects” for the Town’s allocation under the County Greenbelt Program

Mayor Gregg reminded Council of the Town’s opportunity to designate “projects” for use of the Town’s allocation under the Charleston County Greenbelt Program and the proposal to establish a “special committee” to identify potential projects within the Town. Mayor Gregg added the committee shall consist of: Councilwoman Finke, Ray Hoover, President of the Seabrook Island Property Owners Association, Laurinda Rapp, Director of Environmental Education at St. Christopher Camp and Conference Center and Lucy Hoover, President of Seabrook Island Greenspace Conservancy.

Councilwoman Finke moved to approve the establishment of the Special Committee with the members listed by Mayor Gregg; Councilwoman Fox seconded. All voted in favor.

The special committee was approved and established.

- Request for approval and authorization to enter into a land lease agreement and for payment of the fee under the agreement

Mayor Gregg reminded Council that at the Ways & Means Committee meeting he mentioned that a land lease had been offered to the Town for use of a parcel as a site for temporary debris storage and reduction. Members have been provided a copy of a lease agreement by which Commonwealth Foundation for Cancer Research is offering a lease for a debris site to the Town within land

identified by Charleston County Parcel Identification Number 2040000111. Mayor Gregg added cost to the Town for this lease is a one-time fee of \$5,000. This site will be simultaneously available with the site at the Seabrook Island Club's Equestrian Center (pasture nearest to Town Hall).

Councilwoman Finke moved to approve entry into the land lease and for payment of the one-time fee; Councilwoman Fox seconded. All voted in favor.

The land lease agreement and onetime fee were approved.

- Creation of an ad hoc committee for identifying "uses" for anticipated distributions under the ARPA Local Fiscal Recovery Fund

Mayor Gregg reminded council of the recommendation of the Town Administrator that a committee be established to identify potential uses of funding that is expected to be distributed to the Town under the American Rescue Plan Act. To date, in response to inquiries seeking participation on an *ad hoc* committee, representatives have been identified by SIPOA (Ray Hoover and Heather Paton); Bohicket Marina (Mike Shuler), St. Christopher Camp and Conference Center (Bob Lawrence) and Seabrook Island Utility Commission (Lee Vancini), and Mayor Gregg would serve as the Town's representative on this *ad hoc committee*.

Councilwoman Finke moved to approve the ad hoc committee to identify potential funding uses for the American Rescue Plan; Councilwoman Fox seconded. All voted in favor.

The ad hoc committee was approved and established.

- Discussion about entering into a Memorandum of Understanding with Seabrook Island Property Owners Association

Mayor Gregg summarized recent informal discussions with SIPOA, in which they have advocated for local organizations to cooperatively explore potential solutions to recurring vehicular back-ups on Seabrook Island Road. He added by that on recommendation of the Town Administrator, a proposed Memorandum of Understanding ("MOU") has been prepared for consideration by the Town and SIPOA. Members have been provided a copy of the MOU and had their attention directed to the contemplated preparation of "Statements" to be presented to consultants to solicit assistance with developing solutions.

- Notification of Council of 2021 Update of Charleston Regional Hazard Mitigation Plan

Mayor Gregg provided Council with a copy of the 2021 update of the Charleston Regional Hazard Mitigation Plan and summarized the update for Council.

- **Town Administrator/Zoning Administrator**

- Beach Patrol Update

Town Administrator Cronin summarized the beach patrol report for the month of July and compared it to the previous year.

- Short-Term Rental Permitting & Enforcement Update

Town Administrator Cronin summarized the short-term rental permits and enforcement on short term rentals for the month of August.

Council discussed the number of short-term rental permits issued and clarified that all these rentals are not rented at the same time.

- Report from the DSO Open House of August 23, 2021

Town Administrator Cronin summarized the DSO Open House for Council that happened on August 23, 2021 and added that all public comments about the DSO Open House were read at that meeting.

- **Town Council Members**

On inquiry of Councilman Goldstein, Mayor Gregg clarified why a Memorandum of Understanding is proposed at this time.

- **Utility Commission**

Commissioner Ferland summarized the Utility Commission meeting of August 18th, the July financials, and the water usage and distribution for July. The next Utility Commission Meeting will be on September 15th.

Council discussed why the water distribution was lower than previous months.

8. Petitions Received, Referred or Disposed of:

None.

9. Ordinances for First Reading:

- Ordinance 2021-10: 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 147-01-00-062, containing approximately 0.37 +/- acres located at 2517 Pelican Perch, from the SR Single-Family Residential District to the AGC Agricultural-Conservation District

Town Administrator Cronin summarized the ordinance for Council.

Councilwoman Finke moved to approve Ordinance 2021-10; Councilwoman Fox seconded. A vote was taken as follows:

Ayes: Finke, Fox, Mayor Gregg
Recused: Goldstein

Ordinance 2021-10 passed first reading.

10. Miscellaneous Business:

None.

11. Public Comments:

None.

12. Adjourn

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

The meeting adjourned at 3:51PM.

Date: August 30th, 2021

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