

TOWN OF SEABROOK ISLAND

Town Council Meeting
October 25, 2022



[Watch Live Stream \(YouTube\)](#)

AGENDA

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

Mayor Gregg called the October 25, 2022, Town Council Regular Meeting to order at 2:30PM. Councilwomen Finke and Fox, Councilmen Goldstein and Kortvelesy (virtual), Town Administrator Cronin, Zoning Administrator Newman, and Town Clerk 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.

2. Approval of Minutes:

- Town Council Regular Meeting Minutes – September 27, 2022
- Town Council Budget Workshop Minutes – October 6, 2022
- Town Council Work Session Meeting Minutes – October 11, 2022
- Town Council Budget Workshop Minutes – October 13, 2022
- Town Council Budget Workshop Minutes – October 19, 2022

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

The previous meeting minutes of September 27th were approved.

Councilwoman Finke moved to approve the previous meeting minutes of October 6th; Councilwoman Fox seconded. All voted in favor.

The previous meeting minutes of October 6th were approved.

Councilwoman Finke moved to approve the previous meeting minutes of October 11th; Councilwoman Fox seconded. All voted in favor.

The previous meeting minutes of October 11th were approved.

Councilwoman Finke moved to approve the previous meeting minutes of October 13th; Councilwoman Fox seconded. All voted in favor.

The previous meeting minutes of October 13th were approved.

Councilwoman Finke moved to approve the previous meeting minutes of October 19th; Councilwoman Fox seconded. All voted in favor.

The previous meeting minutes of October 19th were approved.

3. Presentations:

None.

4. Public Hearing Items:

- Ordinance 2022-05: An ordinance amending the Town Code for the Town of Seabrook Island, South Carolina; Chapter 26, Taxation; to amend provisions related to the administration of revenues from the State Accommodations Tax; to amend provisions related to the State Accommodations Tax Advisory Committee; to impose a Local Accommodations Tax of one percent (1%); and to implement the provisions of the S.C. "Fairness in Lodging Act"
- Ordinance 2022-06: An ordinance amending the Development Standards Ordinance for the Town of Seabrook Island, South Carolina; Appendix E, Fee Schedule; so as to amend the fee schedule for various application and service fees

No public comments were made, Mayor Gregg closed the public hearing at 2:37PM.

5. Citizens Comments:

Town Clerk Watkins listed the individuals who submitted public comments prior to the meeting.

A copy of the comments is available with these minutes and upon request.

6. Reports of Town Boards, Commissions, and Committees:

- **Advisory Committees**
 - Community Promotions and Engagement Committee

Councilwoman Fox updated Council on the communications from the Town since the previous Town Council meeting.

Councilwoman Fox summarized the Community Promotions and Engagement Committee meeting on October 20th and noted the two events from the Town during the month of October: the Charleston Symphony Orchestra on October 16th and the Shred Event on October 21st.

Councilwoman Fox noted the committee proposed to have the holiday event on December 8th from 5 -8 with food trucks, live music, and a Santa Clause. All members of Council agreed to the date of the proposed holiday event.

Councilwoman Fox added preparations for the upcoming Summer 2023 Chow Town Food Truck Rodeo with the following dates: May 31, June 14, June 28, July 12, July 26, August 9, and August 23.

A discussion was had on the amount awarded to the Seabrook Island Photography Club as a Community Promotion Grant.

- Environment and Wildlife Committee

Councilwoman Finke summarized individual committee comments received via email in addition to emails from the Seabrook Island Property Owners Association (SIPA) regarding the beach update.

Councilwoman Finke added members of the committee joined via zoom during the Town Council October 19th Budget Workshop during the presentation made Folly Beach City Administrator Aaron Pope and Dr. Nicole Elko from Coastal Consultants about the City's Marshfront Management Plan.

Councilwoman Finke noted the next Environment and Wildlife Committee meeting will be on Thursday November 10th.

- Public Safety Committee

Councilman Kortvelesy summarized the Public Safety Committee Meeting on October 18th.

Councilman Kortvelesy noted the Committee discussed potentially having a table with the Charleston County Sheriff's department information table during the Chow Town Food Truck Rodeo's or having a Public Safety Fair.

- Public Works Committee

Councilman Goldstein noted moving ahead with the following items: future planning of a park behind town hall, linear path. Councilman Goldstein noted the Town has not heard back with the architect for the expansion of town hall or design for the proposed garage for the Town Hall site.

Clarification on improvements to linear path pertains only to the path on the Town Hall side of Seabrook Island Road and the path on the opposite side of Seabrook Island Road will remain the same.

- **Special Committees**

None.

- **Ad Hoc Committees**

Councilwoman Finke noted there is a proposed amendment to the short-term rental ordinance.

A discussion was had concerning unintended effects with regards to ongoing advocacy for a cap on the number of short-term rental permits issued by the Town.

- **Board of Zoning Appeals**

None.

- **Planning Commission**

None.

- **State Accommodations Tax Advisory Committee**

None.

- **Utility Commission**

Commissioner Smith-Jones summarized the Utility Commission meeting of October 19th, September and Year to Date financials, water usage, sewer effluent, water distribution, new meter installs due to development, line repairs, meter locates, meter re-reads, and discussion for the FY 2023 budget.

A discussion was had on the submittal for Public Assistance to FEMA in consequence of Hurricane Ian to address SIUC's costs for rental of equipment.

7. Reports Town Officers:

- **Mayor**

- Update Concerning Common Debris Site (Kiawah and Seabrook Island)

Mayor Gregg summarized a meeting with representatives of the Town of Kiawah Island, Federal Emergency Management Agency (FEMA) and South Carolina Department for Health and Environmental Control (SCDHEC) concerning possible joint use of a single site for temporary storage and reduction of debris by the Towns of Kiawah and Seabrook. Provided terms of an understanding satisfactory to both Towns can be established whereby one of the Towns functions as the primary user of the site, both FEMA and SCDHEC expect use for the benefit of both Towns can be approved.

Mayor Gregg noted it was confirmed by the representatives of FEMA and SCDHEC that they would be willing to consider an agreement proposed by the Towns prior to finalization to offer suggestions for finalizing the agreement. Mayor Gregg added he will be pursuing preparation of a draft agreement to advance the effort to completion of a suitable final agreement.

- Update from Informal Discussion with Representatives of Seabrook Island Property Owners Association (SIPOA), Club, and Marina.

Mayor Gregg noted that during an informal discussion on 21 October, SIPOA indicated that current cost estimates of planned road repaving have increased between a third and a half and are now in the range of \$8MM-\$9MM. SIPOA

has established a special communications sub-committee to develop communication concerning the proposed replacement of the Community Center located on Oyster Catcher Ct. Refurbishment of the viewing platform for SIPOA's Boardwalk #8 is expected to be completed by mid-November.

Mayor Gregg added the Seabrook Island Club is engaged in budget discussions and it was noted that seasonal employment reaches 300 persons.

- **Town Administrator**

- Personnel Updates:

- Introduction of Nichole Nettles, STR Compliance Manager
- Introduction of Mike Williams, full time Code Enforcement Officer
- Administrative Assistant
- Communication & Events Manager

Town Administrator Cronin noted on October 3rd Nichole Nettles was promoted to the STR Compliance Manager and will continue to be the Administrative Assistant until the position is filled.

Town Administrator Cronin introduced on October 3rd Mike Williams who was promoted to a full time Code Enforcement Officer.

Town Administrator updated Council on the status of filling the position of the Administrative Assistant and the Communication & Events Manager.

- **Town Clerk/Treasurer**

- Report of Financials for the Month of September 2022

Ms. Watkins summarized the financials for September as follows:

- Total fund balance ending on September 30, 2022, was \$7,542,817 an amount about \$1,319,679 more than the balance as of September 30, 2021.
- Unrestricted revenue for September totaled \$129,695 and unrestricted revenue for the year totaled \$1,487,090, representing about 97.0% for the 2022 annual budget and being about \$234,379 more than for the same period in 2021.
- Expenditures for September totaled \$77,714, and expenditures for the year totaled \$900,532 which is 63.9% of the 2022 annual budget.
- Expenditures for the year were about \$198,843 more compared to the same period of 2021.
- Excess of revenues over expenditures was \$51,982 for September and excess of revenues over expenditures was \$586,557 for the year compared to an excess of expenditures over revenues of about \$17,164 as of September 30, 2021, reflecting the increase in revenues in the period this year as compared last years.

- **Town Attorney**

None.

- **Zoning Administrator**
 - Code Enforcement Summary

Zoning Administrator Newman summarized the code enforcement in the town since the previous meeting.

A clarification was had on the number of warnings for those parking in the landscape areas at a short-term rental.

8. Ordinances for Second Reading:

- Ordinance 2022-05: An ordinance amending the Town Code for the Town of Seabrook Island, South Carolina; Chapter 26, Taxation; to amend provisions related to the administration of revenues from the State Accommodations Tax; to amend provisions related to the State Accommodations Tax Advisory Committee; to impose a Local Accommodations Tax of one percent (1%); and to implement the provisions of the S.C. "Fairness in Lodging Act"

Town Administrator Cronin summarized Ordinance 2022-05 and noted the effective date for the local accommodations tax (1%) of January 1st, 2023.

Councilwoman Finke moved to approve Ordinance 2022-05; Councilwoman Fox seconded. All voted in favor.

Ordinance 2022-05 passed second reading and was adopted.

- Ordinance 2022-06: An ordinance amending the Development Standards Ordinance for the Town of Seabrook Island, South Carolina; Appendix E, Fee Schedule; so as to amend the fee schedule for various application and service fees

Town Administrator Cronin summarized Ordinance 2022-06 and noted the Planning Commission recommended for approval on October 12th and would go into effect on January 1, 2023.

Councilwoman Finke moved to approve Ordinance 2022-06; Councilwoman Fox seconded. All voted in favor.

Ordinance 2022-06 passed second reading and was adopted.

9. Ordinances for First Reading:

None.

10. Other Action Items:

- Intergovernmental Agreement: Request to approve an intergovernmental agreement with Charleston County for services related to the collection and enforcement of the town's one percent (1%) Local Accommodations Tax ordinance

Town Administrator Cronin summarized the intergovernmental agreement with Charleston County for services related to collection and enforcement of the town's 1% Local Accommodations Tax.

Councilwoman Finke moved to approve the intergovernmental agreement with Charleston County for services related to the collection and enforcement of the town's one percent (1%) Local Accommodations Tax ordinance; Councilwoman Fox seconded. All voted in favor.

The intergovernmental agreement with Charleston County for services related to the collection and enforcement of the town's one percent (1%) Local Accommodations Tax ordinance was approved.

- Resolution 2022-39: A resolution to appoint and commission Nichole Nettles as a Code Enforcement Officer for the proper security and general welfare for the Town of Seabrook Island

Town Administrator Cronin summarized Resolution 2022-39 for Nichole Nettles to be appointed and commission as a code enforcement officer so that Ms. Nettles can enforce violations of the short-term rental ordinance as the STR Compliance Manager.

A discussion was had on the type of badge that will be issued.

Councilwoman Finke moved to approve Resolution 2022-39; Councilwoman Fox seconded. All voted in favor.

Resolution 2022-39 was approved.

11. Items for Information or Discussion:

None.

12. Citizen Comments:

None.

13. Council Comments

None.

14. Adjournment

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

The meeting adjourned at 3:31PM.

Date: October 27, 2022

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