

TOWN OF SEABROOK ISLAND

Town Council Meeting

November 16, 2021 – Virtual



MINUTES

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

The November 16, 2021, Town Council 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.

2. **Minutes:** Town Council Meeting October 26th, 2021
Town Council Special Called Meeting October 28th, 2021

Councilwoman Finke moved to approve the meeting minutes of October 26th; Councilwoman Fox seconded. All voted in favor.

The previous meeting minutes of October 26th, 2021 were approved.

Councilwoman Finke moved to approve the meeting minutes of October 28th; Councilman Goldstein seconded. All voted in favor.

The previous meeting minutes of October 28th, 2021 were approved.

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

Mayor John Gregg reviewed the financials for October as follows:

- The total fund balance for the period ending October 31, 2021, was \$6,692,248 about \$1,272,158 more than the balance as of October 31, 2020, and about \$1,665,323 more than for the same period of 2019.
- Unrestricted revenue for October totaled \$85,466 and unrestricted revenue for the year totaled \$1,338,177, representing about 100% of the 2021 annual budget and being about \$267,562 more than for the same period in 2020.
 - A distribution under the American Rescue Plan Act (“ARPA”) of \$464,240 was received in October. Because so-called “eligible” uses of these funds as specified by ARPA are limited to four categories, this distribution is not being included in the amount stated for unrestricted revenue.
- Expenditures for October totaled \$82,692 and expenditures for the year totaled \$784,446, representing about 56% of the 2021 annual budget. Expenditures for the year were about \$52,611 more compared to the same period of 2020.

- Excess of unrestricted revenues over expenditures was \$2,774 for the month of October and excess of unrestricted revenues over expenditures for the year was \$553,731 compared to an excess of revenues over expenditures of about \$338,759 as of October 31, 2020, reflecting the significantly greater unrestricted revenue in the period this year as compared to the same period of 2020.

4. Public Hearing:

- Ordinance 2021-14: An ordinance amending the Town Code for the Town of Seabrook Island, South Carolina; Chapter 2, Administration; Article III, Procedures, Committees and Ordinances; Section 2-111, Standing Committees; so as to amend the town's advisory committees; and Article IV, Officers and Departments; so as to establish provisions related to the position of Town Administrator

No public comments were made.

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

The public hearing meeting adjourned at 2:45PM.

5. Citizens/Guests Presentations, Comments:

- Ted Flerlage – Presentation for ongoing short term rental issue

Mr. Flerlage presented to Council about the ongoing issues with short term rentals referencing the protective covenants for Seabrook Island Development with Charleston County and Seabrook Island Property Owners Association (SIPOA) bylaws.

A copy of the presentation is included with the minutes.

- Town Clerk Watkins summarized all public comments received prior to the October 26th Town Council Meeting and the November 16th Town Council Meeting.

6. Reports of Standing Committees, Commissions, Boards:

- **Public Relations/Communications**

Councilwoman Fox updated Council on the recent postings from the Town in Tidelines and thanked Town Administrator Cronin for all his work on updating the website so that it included the new committees that were formed with the passage of Ordinance 2021-14 and the assistance in developing the announcement for the December 9th Drive-thru Holiday Party.

- **Public Safety & Special Projects**

None.

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

None.

- **Ways & Means**

Mayor Gregg summarized the Ways and Means Committee meeting of November 9th, 2021, and updated Council regarding related news pertaining to certain items since the Ways and Means meeting.

- **Planning Commission**

None.

- **Board of Zoning Appeals**

None.

7. Reports of Ad Hoc Committees:

Councilwomen Finke and Fox updated Council on the short-term rental ad hoc committee. They also clarified their plan for gathering data, and setting up meetings with the petitioners, SIPOA, the Club, and others during December.

8. Reports of Town Officers:

- **Mayor** – John Gregg
 - Discussion and Vote on Request for a Special Election to be held in February 2022

Mayor Gregg summarized a request of a resident to hold a special election for a vote on a proposed referendum concerning short-term rentals. As noted, both the Town's *Ad Hoc* Committee for Short Term Rentals and SIPOA's Long Range Planning Committee are engaged in efforts to gather information concerning short-term rentals. Mayor Gregg added that it does not appear there is a sufficient basis for assessing any benefit to be expected from conducting a special election or the timing of the same.

Councilwoman Finke moved to deny the request to hold a special election for the non-binding referendum regarding short-term rentals; Councilwoman Fox seconded. A vote was taken as follows:

Ayes:	Finke, Fox, Mayor Gregg
Abstain:	Goldstein

The request to hold a special election for a non-binding referendum regarding short-term rentals was denied.

- Follow-up on Resident's Request for Relief Under the Town's Business License Ordinance

Mayor Gregg summarized the citizens request for relief from the requirement for a business license and noted that it was confirmed during discussion of the request for relief under the Town's business license ordinance that the model ordinance does not provide an exemption for sales of items derived from hobbies. Ordinance 2021-15 reflects a sub-class under Class 9 to accommodate sales of items derived from arts and crafts at shows and events at a modest license fee.

- Follow-up on Comment Submitted on Behalf of the Town Concerning Proposed Planned Development (Island Park Place Medical Health and Wellness Village)

Mayor Gregg updated Council that an email and a letter were sent to the Charleston County Planning Commission opposing the proposed planned development referred to as Island Park Place Medical Health and Wellness Village.

- Town Committee Chair Nominations

Mayor Gregg nominated the following Council Members to be chairs of the proposed committees in Ordinance 2021-14:

Councilwoman Finke to chair the Environment and Wildlife Committee
Councilwoman Fox to chair the Community Promotions and Engagement Committee
Councilman Goldstein to chair the Public Works Committee
Councilman Kortvelesy (Member Elect) to chair the Public Safety Committee

Councilwoman Finke moved to approve the nominations contingent that Ordinance 2021-14 passes second reading; Councilwoman Fox seconded. All voted in favor.

The chair nominations for the proposed committees were approved.

- Town Board of Zoning Appeals Nominations

Mayor Gregg notified Council that the current chair of the Town's Board of Zoning Appeals has indicated he will not continue his service at the end of his current term (December 2021). Board member Robert Leggett has not yet indicated whether he will continue his service beyond the end of his current term (December 2021). Two candidates have confirmed their willingness to serve on the Board, Ed Williams and Elizabeth Palmer. Ms. Palmer is a lawyer working part time in Charleston. Mayor Gregg added the nominations for this board will take place during the December Town Council Meeting.

- Town Planning Commission Nominations

Mayor Gregg reminded Council that terms of all but two members of the Planning Commission will continue until December 2022. The two members of the Commission whose terms expire at the end of this year, Wayne Billian and Sharon Welch have both confirmed their willingness to serve another two years term on the Commission.

Councilwoman Finke moved to reappoint Mr. Billian and Ms. Welch to the Planning Commission; Councilwoman Fox seconded. All voted in favor.

Mr. Billian and Ms. Welch were reappointed to the Planning Commission.

- **Town Administrator**

- 2021 Holiday Party (December 9, 2021 – 5:30 to 7:30 PM)

Town Administrator Cronin reminded Council the Town Holiday Drive Thru will be on Thursday December 9th from 5:30PM to 7:30PM which will be similar to the drive thru last year. He added that participants must stay in their cars, and masks are optional to wear.

Town Administrator Cronin also added the Toys for Tots box donations will be available at Town Hall beginning the Monday after Thanksgiving (November 29th) thru December 9th.

- Seafields Update

Town Administrator Cronin updated Council on the status of the turn lane from Seabrook Island Road to Sea Fields and gave an updated timeline.

- Update to Town Hall Mask Policy

Town Administrator Cronin updated Council on the mask policy at Town Hall and it is still in effect due to recent exposures at Town Hall.

- Town Administrator Cronin updated Council on the roof and exterior painting contracts for Town Hall and the timeline for construction.

- **Zoning Administrator**

None.

- **Town Council Members**

None.

- **Utility Commission**

None.

9. Petitions Received, Referred or Disposed of:

None.

10. Ordinances for Second Reading:

- Ordinance 2021-14: An ordinance amending the Town Code for the Town of Seabrook Island, South Carolina; Chapter 2, Administration; Article III, Procedures, Committees and Ordinances; Section 2-111, Standing Committees; so as to amend the town's advisory committees; and Article IV, Officers and Departments; so as to establish provisions related to the position of Town Administrator

Councilwoman Finke moved to approve Ordinance 2021-14; Councilwoman Fox seconded. All voted in favor.

Ordinance 2021-14 passed second reading and was adopted.

11. Ordinances for First Reading:

- Ordinance 2021-15: An ordinance amending the Town Code for the Town of Seabrook Island, South Carolina; Chapter 8, Businesses and Business Regulations; so as to adopt a revised Business License Ordinance in accordance with the Business License Standardization Act (2020 Act No. 176)

Town Administrator Cronin summarized Ordinance 2021-15 and clarified how this complies with state mandated changes to the business license ordinance.

Councilwoman Finke moved to approve Ordinance 2021-15; Councilwoman Fox seconded. All voted in favor.

Ordinance 2021-15 passed first reading.

- Ordinance 2021-16: An ordinance to adopt a budget for the Town of Seabrook Island, South Carolina, for the Fiscal Year beginning January 1, 2021, and ending December 31, 2021

Town Administrator Cronin summarized the budget for Council as stated in Ordinance 2021-16.

Councilwoman Finke moved to approve Ordinance 2021-16; Councilwoman Fox seconded. All voted in favor.

Ordinance 2021-16 passed first reading.

12. Miscellaneous Business:

- Resolution 2021-26: A resolution directing the expenditure of unbudgeted revenues from the American Rescue Plan Act (ARPA) and excess Business License Revenue

Town Administrator Cronin summarized Resolution 2021-26 and what the unbudgeted revenues would be used for.

Councilwoman Finke moved to approve Resolution 2021-26; Councilwoman Fox seconded. All voted in favor.

Resolution 2021-26 was approved.

13. Public Comments:

Paul McLaughlin, 3661 Baywood Drive, commented on the presentation by Mr. Flerlage and agreed with his findings about the short-term rental issue on Seabrook Island. Mr. McLaughlin also spoke in opposition to the denial of the special election. Mr. McLaughlin further questioned Council about where the business license revenues were being calculate and how the ad hoc committee for short-term rentals will collect their data.

Town Administrator Cronin clarified for Mr. McLaughlin the business license revenues and how they are calculated.

14. Adjourn

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

The meeting adjourned at 4:23PM.

Date: November 18, 2021

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