

**TOWN OF SEABROOK ISLAND**  
**Town Council Special Meeting**  
**December 8, 2020, at 1:00 p.m.**

**MINUTES**

Mayor Gregg called the meeting to order. The Public Hearing and the Council Work Session were conducted as a video conference using 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, Councilmembers Crane, Finke, Fox and Goldstein, Town Administrator Cronin and Town Clerk Allbritton participated in the meeting.

Mayor Gregg stated that Ordinance 2020-14, which is an ordinance to amend the Town's Development Standards Ordinance to implement regulation of short-term rentals within the Town, had a Public Hearing on November 17. The ordinance has since been revised and this Public Hearing will address the revised ordinance.

Mayor Gregg outlined procedures that would allow for video conference participants and telephone conference participants to make comments. The Mayor reminded participants that the Seabrook Island Property Owners Association (SIPOA) has exclusive control over its Security Gate and determines policies for allowing access through the gate and that the Public Hearing concerned only the proposed regulation of short-term rentals as set forth in the Town's Ordinance 2020-14 as revised.

Town Administrator Cronin indicated which participant would be speaking and allotted each approximately three minutes.

**Doyle George – 4013 Bridle Trail Drive** – Mr. George stated that he felt the notice for this Public Hearing and the prior Public Hearing for Ordinance 2020-14 was inadequate because State Statute Sec. 6-29-760(a) requires that the notice be mailed and notice was also inadequate according to case law, Brown vs. the County of Charleston. Mr. George is concerned that violations of Ordinance 2020-14 are punishable as misdemeanors and, being convicted of a misdemeanor, could threaten the job security for some property owners. Mr. George also commented that the Town does not have jurisdiction over the private streets owned by SIPOA and the Town cannot regulate on-street parking. He indicated that he felt the Town should work with SIPOA and ask them to change their parking rules and regulations since it does not make sense to have one set of restrictions pertaining to short-term rentals and different restrictions that would apply to residents of Seabrook Island. He feels this is an unfair ordinance that is attempting to solve a problem that does not exist, except perhaps in some regimes, and a better way to do this would be for regulation and enforcement to be done by SIPOA and the regimes, not by a zoning ordinance.

**Ralph Poirier – 2997 Hidden Oak Drive** – Mr. Poirier stated that he has the same concerns as Mr. George and feels there are no wide-spread problems. If Ordinance 2020-14 is for safety, he questioned why there is concern just for renters and not all full-time residents. He also commented that most of the issues he has seen in comments are SIPOA related – noise level, garbage overflowing, garbage cans left on driveways, etc., not Town related. He added that SIPOA would be able to get in touch with property owners and should address those issues. Mr. Poirier commented that, just because Kiawah has adopted a short-term rental ordinance, does not mean Seabrook Island has to adopt one.

**Nancy Buck (Owner of Coastal Getaways) – Otter Lane and Catesby Bluff** – Mrs. Buck stated that Coastal Getaways manages about 180 rental properties and she had not had any calls in the last few years about issues covered in this ordinance. Mrs. Buck feels that only certain rentals cause problems; and, if there are problems at certain rental units, those problems should be addressed. She stated that she has no problem with the occupancy level and no problem with the fire extinguisher requirement but commented that, if the purpose of the ordinance is safety, it should apply to all homes on Seabrook Island. She stated that "misdemeanor" is removed from one part of the Ordinance 2020-14, but it remains in another section

that is referenced. SIPOA handles traffic violations and Mrs. Buck feels violations of this ordinance should be handled the same way. She stated that it is the rental guest that will be making issues, not the property owner. Mrs. Buck added that occupancy can be limited; but, if gate passes can be called in by rental guests, the additional people and cars seem to be the root of many complaints. If the ordinance is passed, she feels that the \$250 permit fee is too high for some rental properties. Business license fees are based on the amount of gross income derived from the property and perhaps the fee should be based on a similar scale. It seems unfair to charge a flat fee since rental income could vary greatly depending on the size of the rental unit. Mrs. Buck thanked Council for keeping the lines of communication open and hoped it would remain so while this ordinance is being considered.

**Ted Flerlage – 3062 Baywood Drive** – Mr. Flerlage stated that he and his wife had moved into their residence in May of 2018 and have never rented. They purchased a home on Baywood Drive because it was a quiet, residential street without many rental properties. That now appears to be changing and this is worrisome to them because they wanted a nice, quiet community where it would be safe for their grandchildren to eventually ride their bikes. Mr. Flerlage stated that he had not received any notice of the Public Hearing but heard about the meeting from a neighbor. Mr. Flerlage added that it appeared to him as if rental of single-family homes had previously been prohibited and the sections that have been removed from the language of the ordinance (secondary properties and secondary buildings on the property) make it easier to rent a home on a street like Baywood Drive. He feels that the sections on parking are entirely unenforceable and it also does not resolve the issue of whether you can park along Baywood Drive. Mr. Flerlage also feels that the density, or number of people allowed in the unit, is not enforceable after the change from the previous wording. Mr. Flerlage advocated allowing 10-15% of the homes, on a street like Baywood Drive, to be used as rental units. He opposes the ordinance since he believes it will change the character of the streets, such as Baywood Drive, that are zoned single-family residential.

**Debra Lehman (President, Summer Wind Cottages Regime) – 1127 Summer Wind Lane** – Mrs. Lehman stated she had met with the SIPOA Long Range Planning Committee recently and determined that 25% of Seabrook Island properties, which includes villas and single-family homes, have rental business licenses. She stated that there are 66 Summer Wind Cottages and 22 of the units are rentals, making the percentage of rentals there almost 30%. Mrs. Lehman commented that there have been a lot of problems this past year in her area and she does support this ordinance. She stated that she was President of COVAR for two years and heard many complaints from various communities on issues with renters. She added that COVAR has been sending out notices about meetings concerning this ordinance and has also sent revisions to the ordinance, as they are made, to all 41 regimes and association presidents and representatives. Mrs. Lehman stated that it has been her experience that, when residents support something, they are quiet; but, when information was solicited from COVAR members, a large majority of them did support this ordinance. She added that she does not mind renters that are enjoying their vacations, but the parties are getting out of hand. Mrs. Lehman stated that she is the Fire Commissioner for Seabrook Island and she totally supports the safety equipment noted in the ordinance. Mrs. Lehman does agree that all property owners should have the safety equipment being required of rental units, but we can at least start with the rental properties.

**Sheila Savageau – 723 Spinnaker** – Mrs. Savageau stated that she and her husband are relatively new property owners and currently rent their property but are very selective as to the type of renters they allow to use their property. They have no problem with the occupancy limit as they already have this in place. She objects to the SC Retail License. They already have the Seabrook Island Business License and feels like this is duplicative in nature. She objects to annually furnishing evidence of payment of State and local taxes. The same revenue is being reported to multiple entities and does not see the value in submitting additional documentation. She does not object to an annual inspection but does have a problem with someone entering the property with 24-hour notice. Since they live nearby, they are in the property frequently and keep close tabs on what is happening with the property and she considers this an invasion of privacy. She added that they fell in love with the peace and tranquility of Seabrook Island and want to share that with others while being highly selective in who they allow to stay at their property. The additional fees, taxes, etc., might make them reconsider their decision to have a rental property on Seabrook Island.

**Jim Hattler – 784 Spinnaker** – Mr. Hattler stated that he has owned a property on Seabrook Island for about 25 years and just started renting the property a little more than two years ago. Some of the concerns he has with the ordinance have already been mentioned, such as a violation being considered a misdemeanor. Mr. Hattler questioned why a unit would have to be inspected. He also questioned how many problems had come up that indicate a need for this ordinance. Mr. Hattler stated he is against the ordinance and, if the ordinance is passed, he and his wife may decide to sell their property.

**Jim Edminston – 1111 Summer Winds** – Mr. Edminston stated that he had owned and rented his property for 14 years. To help fund the property until his retirement, the property is currently being rented about 60 days per year. He also remarked that he only received notice of this meeting by word of mouth. The safety equipment required by the ordinance is not a problem. Mr. Edminston objects to the requirement that he must live within 50 miles of the property, give away his property rights to a friend or relative or pay a property management company to be his point of contact. He feels the Town has provided no evidence that the ordinance is needed and asked for facts and figures that would support the need. He stated that the portions of the ordinance that conflict with other requirements within the Town need to be resolved. Mr. Edminston objects to the possibility of being charged with a misdemeanor for something someone else has done. He believes this ordinance will expose the Town to multiple lawsuits. Many similar ordinances have been struck down in surrounding areas and nationwide. He believes the ordinance should be removed from consideration and not brought up again until appropriate facts and figures can be articulated.

**Kat Holmes, operates Seabrook Exclusives** – Ms. Holmes strongly recommended that the Town try to work with SIPOA to establish better guidelines with the security gate for gaining access to Seabrook Island. Rules should apply across the board, not only to renters but to homeowners as well. She stated that often excess cars or occupancy of a property is not related to rental guests but to homeowners who might be hosting an event. The safety items mentioned in the ordinance should be required of all residents and not just to rental guests. Ms. Holmes added that our current rental guests could become future property homeowners and we want to convey a positive experience and one that is meaningful to everyone. She indicated that she appreciated that there was no language at all on the books of the Town that would address issues related to negative experiences presented by renters. She added that she does not disagree with the ordinance but asks that it be fine-tuned and thoughtfully applied to benefit everyone.

**Karen Lowdermilk, 136 High Hammock** - Mrs. Lowdermilk stated that she and her husband have owned a property on Seabrook Island property since 1996. She stated that it seems as if this ordinance has been created by a very small group of Seabrook Island officeholders and that input has not been sought from the community and property owners at large, the Seabrook Island Club, SIPOA, Seabrook Island Realty and other local realty companies, Seabrook Island Regimes, Property Management companies, National Property Companies (VRBO, Airbnb, etc.) and neighboring towns that have similar restrictions for short-term rentals. In her opinion, it would be in the best interest of all property owners to have collected facts presented from all stakeholder groups and put this up to a referendum for a vote. Mrs. Lowdermilk noted instances in the ordinance which she considered might cause legal issues for the Town such as discrimination, breach of privacy, etc. She feels there has been a communication issue since a significant number of property owners are not, or were not until recently, aware that this ordinance was even being considered. Mrs. Lowdermilk feels that, if the effective date of this ordinance is to be implemented in the next 25 days, there is not sufficient time for affected property owners to comply. She stated that this ordinance will have financial impacts to the Town's payroll, real estate sales may be impacted, the Seabrook Island Club may be affected if there are fewer rental guests and there could be significant impact to short-term rental property owners.

**Lynn Copple – President of Tarpon Pond Cottages, 547 Cobby Creek** – Ms. Copple said that she thought it was enjoyable to have renters, most of the time, but there have been problems from time to time. She commented that the committee, who worked on this ordinance, had two Zoom meetings for the presidents of the associations and regimes and she thought they had done a good job with communication.

She stated that she was in favor of the ordinance and understood that it was not to do away with renters but to control the number of people that a property could accommodate in a safe way.

The Town Clerk then read a summary of email comments she had received, all of which had been forwarded to the Town Administrator and Town Council upon receipt. Town Administrator Cronin gave a summary of comments that had been received through the website. These comments will be attached to the approved minutes of the meeting.

Since there was additional time remaining in the Public Hearing portion of the meeting, the Town Administrator called on participants who had not spoken or had additional comments to make.

**Jim Hattler – 784 Spinnaker** – Mr. Hattler stated that he is opposed to Ordinance 2020-14. He does not want his guests calling in passes; and, if nothing else gets accomplished from this effort, he thinks that issue should be addressed.

**Doyle George- 4013 Bridle Trail Drive** – Mr. George stated that he would like to see the data for the impact this ordinance would have on the Seabrook Island Club. He believes there will be a decrease in revenue to the Club, which would result in an increase in dues, and that would result in less people already living on Seabrook Island choosing to join. He suggested that a formal committee, which would include the Club, the Town and SIPOA, be established to consider the need for increased regulations and determine what the impact of this ordinance will be. Mr. George also added that the issue as to whether the Town could regulate on street parking needs to be cleared up.

**Lisa Trimbürger- 3733 Seabrook Island Road** – Ms. Trimbürger stated that she does rent her property for a portion of the year. She agrees that occupancy does need to be regulated for regimes and smaller units; but she feels that, from a single-family home perspective, the number of occupants allowed by the ordinance is too high. Ms. Trimbürger has an issue with the number of pages that pertain to penalties, liabilities, suspensions, revocations, etc. She stated that it seems like overkill when you look at the requirements and then look at the violations. She objects to violations being considered misdemeanors. If this is about occupancy, noise and nuisance, she questioned if there were other SIPOA or Town provisions that deal with those type issues. Ms. Trimbürger feels that the ordinance is moving way to quickly and there needs to be more done to determine the long-term impacts of the ordinance.

**Ralph Poirier, 2997 Hidden Oak Drive** – Mr. Poirier stated that he is empathetic to some of the people that have made comments but most of issues raised should be addressed by SIPOA. He feels that his property generates a good bit of income for the Club; and, if people are discouraged from having renters, the Club would be impacted. He objects to violations being considered a “misdemeanor” and possibly affecting someone’s employment.

**Nancy Buck (Owner of Coastal Getaways) – Otter Lane and Catesby Bluff** – Mrs. Buck stated that, after listening to the comments made previously, at least 90% of these issues cannot be controlled by the ordinance. Ms. Buck suggested working with the security gate and SIPOA would solve most of the issues associated to rental properties. She encouraged not passing the ordinance today and continue to work on it.

**Debra Lehman (President, Summer Wind Cottages Regime) – 1127 Summer Wind Lane** – Mrs. Lehman stated that COVAR is working with SIPOA on the issue of rental guests calling in guest passes and COVAR does realize this is not a Town issue.

Town Administrator Cronin stated that he had received a written comment from **Ryan Savageau** saying there was not enough communication about the meeting and there were only 38 people participating remotely. **im Hattler** indicated that he found out about the meeting third hand, made a comment and, only then, did he receive a notice that the meeting was being conducted.

The Public Hearing for Ordinance 2020-14 came to an end and the Council Work Session began.

**Mayor John Gregg:**

- **Update of Ordinance to Adopt Charleston County Flood Damage Prevention and Protection (SCDNR Notice)** – Mayor Gregg reported that the Town has been informed that, upon review, the South Carolina Department of Natural Resources has approved the Town’s Ordinance 2020-12, which adopts the Charleston County Flood Damage Prevention and Protection Ordinance.
- **Councilmember Role Changes** – Due to Councilman Crane’s pending relocation, Mayor Gregg stated that he had asked Councilwoman Finke to serve as Mayor Pro Tempore for the next year and he has asked Councilman Goldstein to serve as Public Safety Official and chair the Town’s Public Safety Committee. Both are willing to serve in those roles, respectively, and their appointments will be confirmed at the December Town Council meeting.
- **Upcoming Appointments to Town Boards & Commissions** – Mayor Gregg stated that the following terms of members of Town Boards and Commissions expire at the end of this year:
  - Planning Commission: Jim Newton, Ken Otstot and Stan Ullner
  - Board of Zoning Appeals: John Fox and Ava Kleinman
  - Accommodations Tax Advisory Committee: Randall Buck, Jim Eisenhauer, Sue Ingram (Chair), Joseph Pontuti, Ron Schildge, Stuart Spisak and Patsy Zanetti

The Town Administrator has asked all that are interested in being reappointed to complete a Town volunteer application that is now available on the Town’s website. The Town Administrator has also published an announcement soliciting residents that are interested in serving on one of the Town’s boards and commissions to complete the application. Currently, he has received 15 applications with some of those being existing members who are applying for reappointment. If an individual is not appointed this year, all applications will be kept on file for future vacancies. Mayor Gregg added that he would be presenting nominations for open appointments at the December Town Council meeting.

- **Resignation of Utility Commissioner** – Mayor Gregg reported that he had received a letter of resignation from Tim Morawski, who is a member of the Seabrook Island Utility Commission. The Mayor added that he had asked Annie Smith-Jones to advise him of qualifications to be considered for the replacement. The Mayor and Town Council are authorized to fill any vacancy occurring in the Utility Commission for an unexpired term. Mr. Morawski’s term would have expired in November of 2025.
- **Incident Report – Dog Attack** – Councilmembers had been provided materials related to a dog attack that occurred on a street inside the SIPOA security gate on November 26. This information has been provided to SIPOA which has, in the recent past, taken enforcement action in respect of owners of dogs involved in repeated infliction of injuries on other dogs and/or people. The Mayor added that Charleston County Sheriff’s Office Animal Control contacted the owner of the dog that was attacked and gathered information from her.
- **Follow-up Concerning Support for Cessation of Use of SGA’s** – Mayor Gregg stated that he had received a handwritten note from a young lady expressing her knowledge of and concern about the threat to the local bobcat population posed by the use of Second-Generation Anti-Coagulant rodenticides (SGA’s) for control of rats. He added that he had passed the letter to Councilman Goldstein, but he will respond directly to the letter and hoped to be able to report to her soon the steps the Town has taken to reduce the use of SGA’s within the Town.

**Town Councilmembers:**

- Skip Crane – No Report
- Jeri Finke – No Report
- Patricia Fox – No Report
- Barry Goldstein – No Report

**Town Administrator Joe Cronin –**

**Action Items for December 15, 2020, Town Council Meeting:**

- Second Reading Items:
  - **Ordinance 2020-14:** An ordinance amending the Development Standards Ordinance for the Town of Seabrook Island, South Carolina; Article 2, Definitions and Interpretation of Terms; Section 2.10, Definitions; so as to add definitions for “Dwelling, Accessory,” “Short-Term Rental Unit,” “Vacation Club Unit,” “Vacation Time sharing Lease Plan,” “Vacation Time Sharing Ownership Plan,” and “Vacation time sharing plan;” to delete definitions for “Dwelling, Rental” and “Guesthouse;” and to modify the definition for “Family;” Article 5, Zoning District Specifications; Section 5.20, Agricultural-General (AG); Subsection 5.20.30, Conditional Uses; so as to amend the requirements for Accessory Dwelling Units and to establish Short-Term Rental Units and Vacation Club Units as allowed conditional uses in the AG zoning district; Section 5.30, Single-Family Residential District (SR); Subsection 5.30.30, Conditional Uses; so as to amend the requirements for Accessory Dwelling Units and to establish Short-Term Rental Units and Vacation Club Units as allowed conditional uses in the SR zoning district; and Section 5.40, Planned Development District (PDD); Subsection 5.40.50, PDD Conditional Uses; so as to establish Accessory Dwelling Units, Short-Term Rental Units and Vacation Club Units as allowed conditional uses within PDD zoning districts; and Article 8, General Development Requirements; Section 8.70, Restricted Uses; Subsection 8.70.30, Time Sharing; so as to amend the prohibition on Vacation Time Sharing Plans. Town Administrator Cronin recapped changes or clarifications that had been made to the ordinance since the November meeting. A copy of the ordinance with the changes highlighted will be posted on the Town website. Councilwoman Finke stated that she and Councilwoman Fox are reviewing all comments that have come in and she is still doing research on off-street parking.
  - **Ordinance 2020-17:** 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 149-06-00-010, containing approximately 0.25 +/- acres located at 2726 Old Forest Drive, from the SR Single-Family Residential District to the AGC Agricultural-Conservation District
  - **Ordinance 2020-18:** An ordinance amending the Development Standards Ordinance for the Town of Seabrook Island, South Carolina; Article 2, Definitions and Interpretation of Terms; Section 2.10, Definitions; so as to add definitions for “base flood elevation (BFE),” “Design Flood Elevation (DFE),” and “Freeboard,” and to amend the definitions for “Building Height” and “Flood Hazard District”; and Article 7, Lot and Building Requirements; Section 7.90, Height Limitations; so as to amend the maximum height requirement for structures within the town
  - **Ordinance 2020-19:** 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
- Emergency Ordinances:
  - **Emergency Ordinance 2020-07:** An Emergency Ordinance to modify and extend the requirement relating to the wearing of face coverings at all business establishments within the town; to modify the requirements for certain businesses; to extend requirements related to social distancing and group congregations; to extend emergency provisions related to town meetings; to extend the prohibition of temporary use permits; to extend the expiration date for active building permits; and other matters related thereto. Town Administrator Cronin explained that the Town’s current emergency ordinance will

expire in about two weeks and Emergency Ordinance 2020-07 has been prepared, distributed to Town Council and will be on the agenda for the December 15 Town Council meeting.

- Other Items:

- **Resolution 2020-18**, a resolution authorizing the temporary discharge of firearms by the Seabrook Island Property Owners Association (SIPOA) within the Town of Seabrook Island for the purpose of thinning the deer herd – The Town Administrator explained that this resolution has been prepared at the request of Heather Paton, director of SIPOA. If the SIPOA Board decides at their next meeting that the deer herd should be thinned, the resolution will be on the agenda for the December 15 Town Council meeting.
- **2021 Town Meeting Calendar**- Under State law, a calendar of the Town’s meeting dates for the year must be posted. The calendar distributed to Town Council has meeting dates for Town Council, Ways & Means Committee, Public Safety Committee, Planning Commission and the Utility Commission. It is noted that the Board of Zoning Appeals and the Accommodations Tax Advisory Committee meet on an as needed basis as determined by the Chair. Councilman Crane asked that the time for the Public Safety Committee meetings be changed from 10:30 a.m. to 10:00 a.m. Councilwoman Fox remarked that December 21, the date for the December Town Council meeting, is awfully close to Christmas. It was decided to change the Ways & Means Committee meeting to December 7 and Town Council meeting to December 14. Those changes will be made on the final version of the meeting schedule that will be on the agenda for the December Town Council meeting.
- **2021 Town Holiday Schedule** – The Town Administrator read out the 2021 Town Holiday Schedule. A copy of the 2021 Holiday Schedule, which follows the State’s holiday schedule, had been previously distributed to Council.
- **Estimates for Work at Crosswalks, Town Hall Parking Lot and** – Town Administrator Cronin stated that he would be asking Council at the December 15 Town Council meeting to approve several projects that can be completed before the end of the year. The first four deal with the parking lot at the Town Hall:
  - Repairs to pavement, cost estimate of \$1,950
  - Fill and seal cracks, cost estimate of \$1,162
  - Seal coating, cost estimate of \$6,558
  - Pavement markings, cost estimate of \$2,500

The Town Administrator added that these charges could be paid out of the Contingency line item since no money had been spent from that account in 2020 and \$24,886 had been budgeted for that line item.

Another project, which was budgeted for 2020, is the concrete pad for the roll carts for trash and a concrete pad for a bench that is being donated in memory of Ed Rooney’s son. The cost for the two pads will be slightly over \$5,200. Town Administrator Cronin added that this is a budgeted item and will not require a vote.

The last project pertains to continued improvements to the crosswalks. The Town Administrator explained that there are two options. The contractor could just paint over what is there and that cost would be \$1,800. The second option would be to mill the top two inches of the crosswalks, put a fresh coat of asphalt and create a stamped pattern that would look like brick. Thermoplastic bars could then be put on both sides of the crosswalks. The Town Administrator recommended the second longer lasting option which would cost \$7,769. This item will be on the agenda for the December 15 meeting.

The Town Administrator added that Council could continue the safety improvements to the crosswalks in 2021 by considering the addition of the push button lighting that had been recommended in Reveer Group's proposal. If Council chose to move forward with that addition, the budget could be amended at the December 15 meeting when the Budget Ordinance will have second reading.

- Items for Information/Discussion
  - **Beach Patrol RFP Update**- Town Administrator Cronin stated that he hoped to have a Beach Patrol RFP ready to distribute by the first week of January.
  - **Drive-Through Christmas Party – Thursday, December 10 from 5:00 to 8:00 p.m.**- Town Administrator Cronin reported that the lighting contractor has been setting up Christmas decorations in preparation for the Town's drive-through Christmas event. The cupcake treats for residents have been ordered Wildflour Pastry. The Town's collection of Toys for Tots will continue through the drive-through event. Town Council is encouraged to be at the Town Hall to greet residents and all who participate will be required to wear masks.
  - **Discussion of Enforcement Options for Ordinance 2020-14** – The Town Administrator stated that he and Councilwomen Finke and Fox had discussed possible options for enforcement of the Ordinance 2020-14. They have spoken with Island Beach Services, who helps Kiawah with the enforcement of their short-term rental ordinance. Island Beach Services would be able to tailor days, times and hours according to the Town's budget. The Town currently has two part-time code enforcement officers, with each one working in the 15-20 hours per week range. The other option for enforcement of the ordinance would be to hire two or three more part-time code enforcement officers but the Town would probably have to purchase another vehicle. Councilwoman Finke stated that she was very impressed with the two people from Island Beach Services that had been on their phone conversation and would lean toward using them since they already have experience in code enforcement for short-term rentals. Town Administrator Cronin stated that another reason to consider a contractor, rather than part-time employees, would be, when someone is sick, the contractor will have other people to fill in. If code enforcement is done in-house, the Town Administrator recommended making one of our current code enforcement officers the "Chief Code Enforcement Officer" so that he would coordinate all the part-time code enforcement employees involved. Councilwoman Finke suggested it might be helpful if Council had a Zoom meeting with Island Beach Services and have them explain the procedures they follow for Kiawah.

There being no further business, the meeting was adjourned.

Date: January 26, 2021



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Town Clerk