

Town of Seabrook Island  
Ways and Means Committee Meeting  
October 16, 2018  
2:30 P.M.

After the pledge of allegiance, Mayor Ciancio called the meeting to order. Councilmembers Crane, Gregg, Finke and Wells, Town Clerk Allbritton and Town Administrator Cronin attended the meeting. Mayor Ciancio led the pledge of allegiance and confirmed that the requirements of the South Carolina Freedom of Information Act had been met.

Mayor Ciancio reviewed the status of Atlantic Partners II and Big Rock Development's application for an Encroachment Permit. He noted that on September 26, 2018, the Planning Commission had, on a three to one basis, approved the application subject to conditions. The Mayor answered questions from Council regarding the conditions the Commission had imposed on its approval. Town Administrator Cronin indicated that the Commission's decision was uncertain; and, in his view, the Commission would have denied the application but for the conditions.

The Mayor noted that the town attorney had prepared amendments to the agreement between the Town and the owner of the property at 1126 Ocean Forest documenting the Council's action in extending the time for completion of restoration for six months and had sent the amendment to the owner's attorney for review.

The Mayor suggested that Council amend Section 2-92 of the Town Code of ordinances to allow members of the Town's committees and commissions to participate in meeting by telephone. Currently, the ordinance allowing remote participation applies only to council meetings and to town council committee meetings. He noted that he would also like to have the councilmember or committee or commission member participating by telephone to be counted for purposes of establishing a quorum. The state statute is silent on the latter point, and the Mayor will review that issue with the town attorney.

The Mayor noted that the voting procedure Council has been following is inconsistent with the procedure outlined in Section 2-82 of the Town Code of ordinances. After discussion, it was agreed that the ordinance should be amended to follow the voting procedures actually used by Council.

Councilman Crane reviewed the Seabrooker schedule for submission of articles for the "From Town Hall" column for the balance of the year. He suggested two changes for next year. First, Town Administrator Cronin would be included in the article

rotation. Secondly, given that the Mayor will be submitting a monthly status report in the Seabrooker, the Mayor should be eliminated for the normal article submission rotation.

Councilman Crane noted that he would solicit Seabrook Island volunteers to work on the website and that he would solicit photographs from the community to use on the website. He also noted that the Town would sponsor classes for ham radio licenses at town hall on October 24<sup>th</sup> and 25<sup>th</sup>. So far, about ten individuals have signed up for the class.

Councilwoman Finke reported that she had attended a meeting of the Berkeley-Charleston-Dorchester Council of Governments Charleston Area Transportation Study (CHATS) meeting. The Council has received grant funding for the installation of a roundabout at Camp Road and Riverland Drive. She noted that very little of the discussion had relevance to Seabrook Island.

Councilman Gregg reported that, in response to concerns raised by Council at the last Ways and Means Committee meeting, he had contacted outside counsel regarding suggested revision to language in the proposed employee handbook addressing the notice required to be given to suspend or reduce wages following an operational shutdown. Counsel had advised that the language suggested by Council would not satisfy the notice requirements. After discussion, it was agreed that we would not attempt to have the language of the handbook substitute for actual notice which will be required to be given to suspend or reduce wages following an operational shut.

Councilman Gregg stated that the Town had received legal advice regarding its ability to renew the debris removal monitoring agreements, and the matter will be brought before Council at its next regularly scheduled meeting.

Councilman Wells reported that he has been working with Lauren Rust of the Lowcountry Marine Mammal Network regarding Ms. Rust's report to Council on the efforts of the Seabrook Island Dolphin Education and Data Collection program and that Ms. Rust will be prepared to make a presentation at the next regularly scheduled Council meeting. Ms. Rust will also make a presentation to the SIPOA Wildlife Committee.

Councilman Wells reported on the Seabrook Island Roadway Project noting that Triad has completed installation of new 36" concrete piping, replaced two flood control valves and is now starting lining of existing piping with cure in place liners. The Town has negotiated a price of \$90,380 for the cleaning of drainage easements across adjacent properties. Councilman Wells also noted that the Town was also working with Triad to replace the drainage boxes on both sides of the entrance to Bohicket Marina, and that Triad had begun to replace the sod in areas where required as a result of its work on the project. He also reported that he had been contacted by representatives of

Bohicket Marina who claim a “perpetual lease” over the property where Triads’ heavy equipment had been stored who questioned as to when the sod disturbed by the equipment was to be replaced. Triad responded by stating it had undertaken in the easement from the owners of the property, Atlantic Partners II, to replace the sod upon completion of the work.

Town Administrator Cronin reported that he had been contacted by SIPOA which had requested permission to post “reduce speed ahead” signs on Seabrook Island Road to caution drivers that the speed limit would decrease from 35 mph to 15 mph nearer to the gate. He also suggested that SIPOA wanted to post a sign alerting drivers that the left inbound lane should be used for gate passes. The Town Administrator responded to questions from the Mayor and Council and was asked to report back to Council with recommended size, shape and location of these signs.

The Town Administrator indicated that he was working on a Request for Proposal for the new landscaping contract. Councilman Gregg is asked if the RFP would include an obligation to empty trash cans which the Town will put on the beach and was advised that that task would not be part of this contract. After discussion, the Mayor appointed an ad hoc committee consisting of Councilmen Gregg and Wells to work with the Town Administrator on the terms and conditions of the Request for Proposal.

The Town Administrator reviewed the text of Ordinance 2018-09 which provides specifications for walls, fences and hedges within the Town’s municipal limits. The Town Administrator noted specific changes which had been made to the ordinance since its first reading, including the addition of a provision which specifies that the ordinance is not to apply to a wall or fence that was legally in existence as of the effective date of the ordinance and requirement should such existing fence be repaired or reconstructed. The Town Administrator answered questions from Council and was provided suggestions as to additional language changes for the proposed ordinance.

Changes were proposed to Sections 19.30.20.30 and 19.30.20.40 of the Development Standards Ordinance which currently specify that any person requesting a variance within the Town must give thirty (30) days’ notice of the proposed variance to adjacent property owners. The Town Administrator indicated that he was proposing two changes to the ordinance. Firstly to reduce the notice period to fifteen (15) days to make it consistent with other notice requirements under the ordinance, and secondly to have the Town, rather than the property owner proposing the variance, send out the notice. After discussion, Council suggested that the thirty (30) day notice provision be maintained but agreed with the Town Administrator that it made more sense for the Town to be responsible for sending notice. The Town Administrator was asked to prepare an ordinance reflecting Council’s discussion.

The Town Administrator reviewed the public notice requirements set forth in Section 20.70.40 of the Development Standards Ordinance which provides that any person applying to rezone property within the Town must give thirty (30) days' notice of such action to adjacent property owners. The Town Administrator suggested, and council agreed, that the Town, rather than the property owner, should be responsible for providing such notice. The Town Administrator was asked to prepare an ordinance consistent with Council's direction.

There being no further business, the meeting adjourned at 4:15 p.m.



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Town Clerk

Date: October 23, 2018