

TOWN OF SEABROOK ISLAND
Town Council Meeting of November 18, 2014

MINUTES

After the pledge of allegiance, Mayor Ahearn called the November 18, 2014, Town Council meeting to order at 2:30 p.m. Councilmen Ciancio, Gregg, Romano and Turner, Town Administrator Pierce, Town Clerk Allbritton and several guests attended the meeting. The meeting was properly posted and the requirements of the SC Freedom of Information Act were met.

Minutes – Mayor Ahearn abstained from the vote on the October Town Council minutes since he was not present at the meeting. The minutes of the Town Council meeting of October 28, 2014, were unanimously approved by the remaining Councilmembers.

Financials – Mayor Ahearn reported that revenues for the month of October exceeded budget by approximately \$55,000 due to checks for Local Option Sales Tax and State Accommodations Tax being deposited in October rather than September. For the year to date, revenues exceeded budget by approximately \$109,000. Expenditures were under budget for October by about \$13,000 and year to date expenditures were under budget by approximately \$52,000. For the month of October, revenues exceeded expenditures by \$109,000, which is about \$ 68,000 more than budget; and, for the year to date, revenues exceeded expenditures by \$266,000, which is about \$161,000 more than budget. For the same period in 2013, revenues exceeded expenditures by about \$346,000.

Citizens/Guests Presentations, Comments: None

Reports of Standing Committees, Commissions, Boards:

Governments Relations – No Report

Community Relations – Councilman Romano reported that the Property Owners Association's (POA) Planning Committee met on November 12 and solutions to the aging housing issue on Seabrook Island was the main topic of discussion. The Sustainability/Audubon subcommittee is working with a contractor to develop a budget for uniform signage for Seabrook Island. The Gateway Committee met on November 7 and their focus is to continue to work on improving the flow of traffic through the security gate. Security employees are currently conducting a traffic study to determine if the bar code system should be revamped.

Community Relations – Councilman Gregg reported that the Club's Long Range Planning Committee met on November 13 and recommended that the revised 2015 Club's Strategic Plan be presented to the Board of Governors at their next meeting for adoption. They also recommended that a representative from the Club's Long Range Planning Committee participate on a new POA subcommittee that will be addressing issues on aging housing.

Public Safety – Councilman Gregg reported that the Seabrook Island Public Safety Committee met on November 10 and reviewed action items that had been identified in Scott Cave's report of the October meeting of the Disaster Recovery Council. They also discussed areas of the Seabrook Island Comprehensive Emergency Plan that will need attention during the annual review of the document.

Councilman Gregg stated that a lease agreement between the Town and Haulover Creek Development Company, regarding property that the Town will be able to use for temporary debris storage and reduction, is included in Council packets. Councilman Ciancio stated that the lease requires the Town to maintain insurance with reasonable limits but it also requires that the insurance be on an occurrence basis and questioned whether the Town's insurance coverage satisfied that requirement. Councilman Gregg suggested that approval of the lease agreement be put on hold until Town Administrator Pierce determines if the Town maintains the appropriate type of insurance coverage.

Communications/Planning Commission – Councilman Turner reported that the Planning Commission is turning their attention to updating Seabrook Island's Comprehensive Plan now that the Beach Management Plan is about to be completed. Dave Mitchell, a property owner, spoke to the Planning Commission recently about the possibility of cutting wax myrtles to a height of four feet, rather than six feet as allowed by the Town and the POA. Councilman Turner also reported that a Department of Natural Resources representative comes to Seabrook Island between mid-December and

mid- February to observe Piping Plovers. Councilman Turner volunteered to contact Jerry Cummin, a SEADOGS representative, and ask Mr. Cummin to reinforce regulations regarding dogs on the beach to members of that organization.

Planning & Development – Councilman Ciancio reported that the Town will secure the services of a media partner by mid-January for the sweepstakes that has been approved as part of the Town’s advertising efforts and the sweepstakes will begin in early spring. Winners will be announced in May and prizes redeemed in June through December. Once the Town has a media partner, we will know more about how many people will be reached through the sweepstakes. The tentative date for the next website meeting will be December 2 at 9:30 a.m.

Ways & Means – Mayor Ahearn reported that a Ways & Means meeting was held on November 11. Beach Ordinances were discussed but there is still work to do before first reading on the ordinance. The Haulover Creek Land Development Company land lease was discussed and action has been postponed, earlier in this meeting, until the December Council meeting. Since revenue is not increasing at the same rate as expenditures, an increase in business license fees was also discussed. These fees have not been increased since 1999. The business license rates of most neighboring towns are much higher than Seabrook Island, especially since they double the fees of companies who come from out of town to work in their municipality. If the Town moves forward with the increase to be effective on January 1, 2015, first reading of the ordinance will have to be at this meeting and second reading would have to take place in December. Permit fees can be increased by resolution and would not require two readings. Councilman Ciancio stated that he would like to see a comparison of the Town’s business license fees compared to other municipalities and would also like to look at expenditures to see if those could be tightened as well.

Planning Commission – Bill Nelson reported that he has only had one comment so far from residents concerning the Comprehensive Beach Management Plan and that was on the issue of cutting wax myrtles. Mr. Nelson stated that he will request official documentation from OCRM and determine what needs to be changed in the Comprehensive Beach Management Plan in regard to the wax myrtles. The Public Hearing for the Plan will be held on December 3 at 2:30 p.m.

Board of Zoning Appeals – No Report

Reports of Ad Hoc Committees:

Accommodations Tax Advisory –No Report

Reports of Town Officers:

Mayor – No Report

Town Administrator – Town Administrator Pierce reported that the Town needs an updated system for recording Town meetings. VC3 has recommended a company that has a system that is digital and the total cost for the equipment and wiring that would be necessary is about \$4,000. Councilman Ciancio questioned whether the Town would be required to obtain competitive bids if the equipment is \$3,000 or more; noting that, if there are no other qualified bidders for this type service, competing bids would not be required. Town Administrator Pierce will look into the amount of the project and if there are any other qualified bidders.

Town Council Members – See Above

Utility Commission – Chairman Jeff Bostock stated that the Utility Commission (SIUC) has their monthly meeting on Wednesday, November 19. Chairman Bostock reported that SIUC had a deficit of \$25,000 in September and \$4,000 in October. SIUC did receive a check for \$74,000 in November for impact fees from Cassique. Chairman Bostock reported that the Pelican Watch water meters should be completely installed by the end of the year and that the elevated water tank project should be completed within the next two weeks.

Petitions Received, Referred or Disposed of: None

Ordinances for First Reading:

- **Ordinance 2014-04**, An Ordinance to Rezone Certain Property Located on Old Oak Walk (TMS #147-06-00-067). This is property that Greenspace will be transferring to the Property Owners Association when it has been rezoned. Councilman Ciancio moved to accept Ordinance 2014-04 on first reading. Councilman Turner seconded the motion and the vote to approve was unanimous.

- **Ordinance 2014-05**, An Ordinance to Adopt an Updated Comprehensive Beach Management Plan for the Town of Seabrook Island. Councilman Turner moved to accept Ordinance 2014-05 on first reading. Councilman Gregg seconded the motion and the vote to approve was unanimous.
- **Ordinance 2014-06**, An Ordinance to Amend the Town of Seabrook Island's Business License Ordinance. Councilman Ciancio moved to accept Ordinance 2014-06 on first reading. Councilman Gregg seconded the motion and the vote to approve was unanimous.

Ordinances for Second Reading:

- **Ordinance 2014-03**, An Ordinance to allow a Councilmember to Attend a Meeting by Telephone. Councilman Ciancio moved to approve Ordinance 2014-03 on second reading. Councilman Gregg seconded the motion and the vote to approve was unanimous.

Miscellaneous Business: None

Citizens Comments: None

The meeting was adjourned at 3:45 p.m.

Approved: December 16, 2014

Faye Allbritton, Clerk/Treasurer