

TOWN OF SEABROOK ISLAND
Town Council Meeting of March 25, 2014

MINUTES

After the pledge of allegiance, Mayor Pro Tem Ciancio called the March 25, 2014, Town Council meeting to order at 2:30 p.m. Councilmen 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 – The minutes for the Town Council meeting of February 25, 2014, and the Special Town Council meeting of February 27, 2014, were unanimously approved.

Financials – Mayor Pro Tem Ciancio pointed out that the fund balance for Emergency Preparedness in the February 2014 financials has been increased to \$1,200,000 as a result of action taken at the February Town Council meeting. The total revenue for the month of February was in excess of budget by \$17,724 and the amount of revenue for the year to date is below budget by \$9,600 due primarily to the amount of business license fees anticipated as opposed to the amount collected. The expenditures for the month of February were below budget by \$33,700. The excess of revenues over expenditures for the month was \$51,074 and year to date was \$62,900.

Citizens/Guests Presentations, Comments:

- Jerry Cummin – Mr. Cummin reported that a radio test was held on Seabrook Island on February 18th at 2:45 p.m. with 13 ham operators checking in. On January 21 and February 21, members of the Seabrook Island CERT team, under the leadership of Max Willis, conducted a radio test on Kiawah Island with the Kiawah CERT team.

Mr. Cummin stated that he attended a Charleston Area Convention & Visitor's Bureau "meet and greet" with Congressman Mark Sanford at the Charlestowne Landing Visitor's Center on March 18th. The purpose of the event was to provide an opportunity for informal discussion between Congressman Sanford and tourism leaders in the 1st Congressional District. Duane Parrish, Director of the SC Department of Parks, Recreation and Tourism, led the discussion and was assisted by Helen Hill, Executive Director of the Charleston Area Convention and Visitor's Bureau. At the meeting, Mr. Cummin asked Congressman Sanford if his office had received an answer to the letter that he and 15 other Congressmen signed that was sent to the U.S. Fish and Wildlife Service requesting an explanation for and a more thorough study of the economic impact of their proposed rule to designate the coastline, from North Carolina all the way down around Florida to Mississippi, a critical habitat for the Loggerhead Turtle. Congressman Sanford said his office had never received an answer to the letter. Mr. Cummin also asked Council if they were continuing to work on starting a Safe Haven project with possible help from the Department of Natural Resources (DNR). Mayor Pro Tem Ciancio replied that the Mayor met recently with Mayors of other beachfront communities and the critical habitat designation for the loggerhead turtle was on the meeting agenda. The Town also had a meeting with Stan Barnett to get feedback from his meeting with DNR and Mr. Barnett reported that DNR was in favor of having a statewide program to address the issues U.S. Fish and Wildlife were including in their proposal. Council has decided to determine which communities are interested; and, once that has been completed, the Town will determine the technical aspects of the plan that will be proposed to DNR. Councilman Turner commented that Stan Barnett had spoken with Bill Salter and his conclusion was that DNR was very supportive of an area wide agreement. We feel that we should proceed with an area wide Habitat Conservation Agreement as it would be less restrictive on the communities rather than the Safe Haven. Mayor Pro Tem Ciancio stated that he believes the U.S. Fish & Wildlife proposal will probably be adopted substantially in the form that it was proposed. Mayor Pro Tem Ciancio also does not feel that the effort the Town is making is either helped or hurt by the natural progression of the rule making nor does he feel that the Town's timeline is bound by whatever U.S. Fish & Wildlife does. If the rule is finalized, that will not stop the Town's effort to try to get a coalition of communities and proceed forward.

Reports of Standing Committees, Commissions, Boards:

Governments Relations – No Report

Community Relations – Councilman Romano reported that he had attended a Property Owners Association Planning Committee meeting and the major focus was to review the 2-5 year strategic plan. The seven items included in the plan include: (1) beach and natural environmental preservation; (2) natural disaster preparedness; (3) build out preparedness; (4) improve Seabrook Island's attractiveness and value; (5) financial operational excellence; (6) neighboring community development; and (7) changing governmental regulations.

Community Relations – Councilman Gregg reported that the Seabrook Island Club Long Range Planning Committee did not meet in March.

Communications/Planning Commission – Councilman Turner reported that the Town passed a resolution at their February meeting to allow the Property Owners Association to shoot deer.

Planning & Development – Mayor Pro Tem Ciancio reported that a Kick-It at Bohicket Agreement is included in Council packets that outlines in blue the changes made to the agreement that was used in 2013. The main changes are that the indemnification provision has been beefed up and also the insurance provision. The second copy in the packet has comments that Councilman Gregg has made to the draft that caught two redundancies in the agreement. Council has already approved the expenditure of \$12,500 toward funding this event. Councilman Gregg moved to approve the agreement. Councilman Romano seconded the motion and the vote to approve was unanimous.

Obviouslee Marketing anticipates it will take about six months to do the work that has been discussed previously on the Town's website and the cost to complete the project will be approximately \$27,500. The cost to do the work was not included in the advertising budget for 2014. Councilman Turner moved to approve the proposal for reworking the Town's website. Councilmen Gregg seconded the motion and the vote to approve was unanimous. Mayor Pro Tem Ciancio stated that there is a letter in Council's packet from Town Administrator Pierce indicating that Obviouslee has the unique capabilities to perform this contract; and, accordingly, we believe this qualifies as sole source procurement and there would be no need for competitive bidding.

President Obama recently signed into law the Homeowner's Flood Insurance Affordability Act which amends provisions of the Biggert-Waters Flood Insurance Act and will serve to slow down increases in flood insurance premiums. This legislation caps premium increases for primary residences at 15% per year and deletes the provision that would increase the flood insurance premium to full actuarial value when people sell their homes.

Public Safety – Councilman Gregg reported that the Public Safety Committee met on March 17th and completed the review of the Town's Comprehensive Emergency Plan. The recommended changes have been sent to Scott Cave and he estimates his bill to generate updated pages to the plan will be approximately \$1,500 and should be completed in about two weeks. This amount is included in the amount budgeted in 2014 for Emergency Preparedness.

Councilman Gregg stated that he had been in contact with Dick Murphy, his counterpart for the Town of Kiawah Island, and will be getting together with him about the planning for Disaster Awareness Day.

Ways & Means – No Report

Planning Commission – Johns Wells, Chairman of the Planning Commission, stated that Council should have a copy of a proposal and an amendment to the proposal in their packets, from Dr. Tim Kana of Coastal Science & Engineering, for assistance in updating the Town's Beach Management Plan. The basic contract is for \$19,650 and the addendum amounts to \$2,247. The Planning Commission is recommending that the Town allocate approximately \$25,000 for the total project, but Councilman Turner questioned whether \$25,000 would be enough to complete other work that would need to be done to complete the update. Since the total amount for the technical work on the beachfront and issues on the revetment wall is nearly \$22,000, Councilman Turner moved to allow the

Planning Commission to spend up to \$30,000 for the work to be done to update the plan. Councilman Gregg seconded the motion and the vote to approve was unanimous.

Board of Zoning Appeals – No Report

Reports of Ad Hoc Committees:

Accommodations Tax Advisory – None

Reports of Town Officers:

Mayor Pro Tem –

- Appointment of Ken Otstot to the Planning Commission to Replace Janet Gorski for a Term to Expire December 31, 2014 – Councilman Gregg moved to affirm the appointment of Ken Otstot to the Planning Commission. Councilman Romano seconded the motion and the vote to approve was unanimous.
- Appointment of Walter Sewell to the Board of Zoning Appeals to Replace William S. Wolfe for a Term to Expire December 31, 2016 – Councilman Gregg moved to affirm the appointment of Walter Sewell to the Board of Zoning Appeals. Councilman Romano seconded the motion and the vote to approve was unanimous.

Town Administrator – No Report

Town Council Members – See Above

Utility Commission – Chairman Jeff Bostock reported that the Seabrook Island Utility Commission (SIUC) met March 19th. The February financials were within budget and operations of both the water and waste water treatment were normal. The water main under the Limehouse Bridge was inspected recently by St. Johns Water and they suspect it will have to be replaced in about five years. Chairman Bostock reported that SIUC has to pay 25% maintenance on that distribution system and this could amount to about \$250,000. SIUC continues to get requests from developers to provide wastewater treatment and they are refused because of current commitments. With built out of Freshfields and Kiawah Estates, the Utility Commission is at full capacity. Chairman Bostock reported that maximum capacity is 1,300,000 gallons per day with an average daily capacity of 1,100,000 gallons per day. DHEC requires SIUC to be no greater than 80% of that number and that is where they currently are.

Petitions Received, Referred or Disposed of: None

Ordinances for First Reading: None

Ordinances for Second Reading: None

Miscellaneous Business: None

Citizens Comments: None

Councilman Gregg moved to go into executive session to discuss contract negotiations. Councilman Romano seconded the motion and the vote to approve was unanimous.

Council came back into the public session and the meeting was adjourned.

Approved: April 22, 2014

Faye Allbritton, Town Clerk

