

TOWN OF SEABROOK ISLAND
Town Council Meeting of June 24, 2014

MINUTES

After the pledge of allegiance, Mayor Ahearn called the June 24, 2014, Town Council meeting to order at 2:30 p.m. Councilmen Ciancio, Gregg, Romano and Turner, 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 of the Town Council meeting of May 27, 2014, were unanimously approved.

Financials – Mayor Ahearn reported that revenue for the month of May was \$43,300 and the revenue for the year to date is \$331,100. For the year to date, revenue for the Town is about \$37,000 over budget and about \$10,000 more than the same period in 2013. Expenditures for May were \$84,497 and were over budget by about \$12,300, but expenditures for the year to date are about \$47,200 under budget. The excess of revenue over expenditures for the year is about \$2,000.

Citizens/Guests Presentations, Comments:

James Ghi, St. Johns Fire Department, announced that the St. Johns Fire District will have an open house at their new headquarters building on July 14, 2014, from 4 to 6 p.m. at 1148 Main Road and a St. Johns Fire Commission meeting will be held following the open house.

Reports of Standing Committees, Commissions, Boards:

Governments Relations – No Report

Community Relations – Councilman Romano reported that he recently attended a meeting of the Seabrook Island Property Owners Association Planning Committee recently and that the Long Term Strategic Plan (2 to 25 years), the Operational Plan (0 to 2 years) and the Strategic Issues (2 to 5 years) have been finalized and will be submitted to the Seabrook Island Property Owners Board of Directors for approval at its July meeting.

Community Relations – Councilman Gregg reported that the Club's Long Range Planning Committee met on June 12, which was the same day as the Disaster Awareness Day, and he was unable to attend the meeting. He stated that the Long Range Planning Committee is proceeding with prioritizing issues that they will address in their 2014 Long Range Plan. The Committee also provided support for the presentation of the 2014 survey summary to the Club's Communications Committee that was held on June 16. The presentation of the summary to the Club's Board of Governors was on June 23. Mayor Ahearn reported that the results of the survey should be posted on the Club's website soon and that the Club is doing a promotion to try to get people to upgrade or join and details will be coming out shortly.

Communications/Planning Commission – Councilman Turner reported that he recently attended a Visibility Committee meeting. The Club, Property Owners Association and the Town are currently working to integrate their websites. Club Essentials will be working with the Club and Property Owners Association on their website and will have a demonstration on July 2. Councilman Turner will be out of town on that date but asked Councilman Ciancio to attend on the Town's behalf. Councilman Turner reported that the communications equipment used at the disaster exercise last week seemed to work fairly well except that the Town is not able to communicate with the Property Owners Association's security force because their radios are not compatible with the Town's.

John Wells, Chairman of the Planning Commission, and Bill Nelson, who has been appointed by the Planning Commission to be in charge of integration, editing, publication and review coordination of the Town's Beach Management Plan, attended the meeting to report on the progress of updating the Beach Management Plan. Chairman Wells reported that Tim Kana, from Coastal Science & Engineering, is finished with his portion of the Plan except for the portion dealing with the revetment wall. Mr. Nelson handed out a schedule indicating a list of the sections of the Beach Management Plan and who is responsible for each and the time frame for the completion of the document. The drafting/integration process should begin sometime next month and Mr. Nelson expects to

have the final draft of the document in July and the final integration done in August. The final document should be completed in October and should be submitted to the State by the end of the year. Councilman Ciancio stated that there will be a number of independent reviews; but, if there are substantive changes made, the Town should have a final review. Chairman Wells commented that there will also be a public meeting to hear comments and OCRM will attend that meeting. Chairman Wells also stated that it is our job to make it plain to the State that what the Town is doing is creating marshland; we are creating habitat and maintaining habitat.

Councilman Turner reported that he had met with Stan Barnett last month. Mr. Barnett had told Council in January that the Department of Natural Resources was interested in having a region wide habitat conservation agreement to cover the loggerhead turtle. Councilman Turner stated that he feels that the Town should proceed with a habitat conservation agreement for our beach alone. Mr. Barnett has said the Town could probably get that accomplished in about six months but would take much longer if the Town tried to include more beachside communities.

Planning & Development – Councilman Ciancio reported that a write-up in the online version of *USA Today* has listed the Town of Seabrook Island as “one of the most romantic wedding locations in South Carolina”. Seabrook Island is also one of five featured beaches on the Charleston Area Convention & Visitor’s Bureau website. Councilman Ciancio reported that the following activity concerning advertising took place during the month of May:

- Town paid for 1/3 page in *Garden & Gun*
- Town paid for sponsorship in the Kick It At Bohicket event held at Bohicket Marina during the summer
- Town paid 50% of the payment for the July fireworks display
- Town authorized a full page print ad to appear in the September issue of *US Airways Magazine*
- Councilman Ciancio discussed, with Obviouslee Marketing, the development of an electronic newsletter campaign that would go out to responders to the *Southern Living* ad
- Councilman Ciancio also discussed a Google re-marketing campaign that would allow the Town to send ads to people that have visited the Town website.

Councilman Ciancio stated that Council previously approved a proposal from Obviouslee Marketing to redesign the Town’s website and a copy of the revised contract is included in Council packets. The contract calls for Obviouslee to perform website design/development and related services for a total cost of \$27,500. The Town is to pay 20% upon execution of the contract, 30% when the Town has approved the specific design changes and 50% when the Town has confirmed that the changes are satisfactory. The specific changes to be made and a timeline is a part of the addendum to the contract. Since this is not a budgeted item, Councilman Ciancio moved that Council approve and authorize execution of the contract with Obviouslee Marketing for website design in the form presented to Council. Councilman Gregg seconded the motion to approve the contract. Mayor Ahearn expressed concern over voting on the contract since he was unable to look at the contract before the meeting. Councilman Ciancio then recommended that the vote be tabled until the July meeting by which time each of the Councilmen would have had ample opportunity to review the contract. The motion to table was seconded and unanimously approved. Mayor Ahearn and Councilman Romano volunteered to work with Councilman Ciancio on the content, creation and design stage of the web site.

Public Safety – Councilman Gregg reported that the Public Safety Committee did not have a meeting in June but has begun working on updates for the Town’s website for emergency preparedness. Councilman Gregg stated that he will be involved in the redesign of the Town’s website, at least the part that will pertain to the emergency preparedness page. Councilman Gregg stated that the Town has paid Scott Cave, the Town’s consultant, for services relating to the update of the Town’s Comprehensive Emergency Plan and the pages have been provided to the Public Safety Committee and all Town officials.

Councilman Gregg reported that he attended and participated on a panel at the 2014 Disaster Awareness Day that was held on June 12 at the Kiawah River Course. There were vendors, panel discussions, door prizes and a free buffet lunch at the annual event which is sponsored jointly by the Town and Kiawah Island.

The Disaster Recovery Council conducted their annual exercise on June 19 and chose to do an earthquake exercise. Councilman Gregg stated that he will write an article for *The Seabrooker* for the August edition that will contain observations gained by the exercise as well as information from Scott Cave.

No bids were received when the Town issued an RFP for debris management monitoring, but the Town has now received a contract from a perspective vendor for this service. The contract will be reviewed before presenting to Council. The Town has also received an agreement from Haulover Creek Development that would allow the Town to use their property, which is located behind Freshfields Village, for debris storage and burning. This agreement has been revised and will be returned to Haulover Creek Development this week.

Councilman Gregg reported that he received an advanced copy of a letter from Berkeley Electric Cooperative that relates to being able to obtain a FEMA grant for the purchase of generators. One of the points brought to the Disaster Recovery Council's attention during the earthquake exercise was that neither the Lake House nor the Utility Commission's deep well has a generator. It now appears from the Berkeley Electric Cooperative letter that it might be possible to use FEMA grant money for 75% of the cost of a generator.

Ways & Means – No Report

Planning Commission – No Report

Board of Zoning Appeals – No Report

Reports of Ad Hoc Committees:

Accommodations Tax Advisory –No Report

Reports of Town Officers:

Mayor – Mayor Ahearn suggested that Council not meet in August unless a meeting becomes necessary. A Seabrook Island resident, Glenda Miller, stated that she thought there was a State statute making it mandatory for municipalities to meet once a month. Mayor Ahearn responded that Council would investigate.

Mayor Ahearn stated that the Town had been asked to supply articles for Tidelines, the Property Owners Association's blog, and he has spoken with people involved with Tidelines and with Mike Morris, who is editor of *The Seabrooker*, and they have agreed that the Town can run an article in *The Seabrooker* and then publish the same article in Tidelines a week or ten days afterward.

Mayor Ahearn reported that he and Councilman Gregg heard a presentation last week by SAFEbuilt, which is a company that operates in about ten states and works with municipalities, school districts, etc., and provides services such as those provided by Charleston County to the Town. One of the immediate paybacks of hiring this company would be that they would give the Town 20% of permit fees collected as opposed to the 10% Charleston County currently gives the Town. The company also has a disaster response team and flood plain specialists. Councilman Gregg stated that the Town is cautious about our reliance on Charleston County in the event of a disaster event. If there is widespread damage, the demands on Charleston County's resources are going to be greater; and, if the Town is trying to address the needs of our community, it will not be a good situation if our residents are encountering long delays on getting permits, inspections, etc. This vendor has the ability to pull resources from elsewhere in the State as well as from Georgia. Mayor Ahearn stated that, in fairness, Charleston County does have mutual aid agreements with other towns and counties through the state and maybe other states. Councilman Ciancio recommended talking to Kiawah to see how SAFEbuilt's services are working out for them.

Town Administrator – No Report

Town Council Members – See Above

Utility Commission – Jim Bannwart reported that the Utility Commission will meet on Monday, June 30th. Wastewater fluids are currently up due to visitors on Seabrook Island. There has been a good bit of rainfall so far this year; therefore, water received and delivered this year is down compared to last year. On May 31 during a rain

storm, the Utility Commission's deep well was lost due to lightning but repairs of approximately \$5,000 have been done to get the well back in operation.

Petitions Received, Referred or Disposed of: None

Ordinances for First Reading: None

Ordinances for Second Reading: None

Miscellaneous Business: None

Citizens Comments: None

The meeting was adjourned at 3:55 p.m.

Approved: July 22, 2014

Faye Allbritton, Town Clerk