

**TOWN OF SEABROOK ISLAND**  
**Town Council Meeting of August 26, 2014**

**MINUTES**

After the pledge of allegiance, Mayor Ahearn called the August 26, 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** – The minutes of the Town Council meeting of July 22, 2014, were unanimously approved.

**Financials** – Mayor Ahearn reported that revenue for the month of July was approximately \$18,000 in excess of budget and, year to date, revenue was in excess of budget by about \$68,000. Expenditures for July were under budget by \$21,500 and expenditures for the year to date were below budget by approximately \$47,000. The excess of revenues over expenditures for the year to date is \$115,000.

**Citizens/Guests Presentations, Comments:**

- Mark Gaddy, Berkeley Electric Cooperative, introduced Tim Mobley, Vice President of Engineering & Operations, and Jeff Coleman, Manager of Engineering & Automation for Berkeley Electric. Mr. Mobley gave an update on the meter system that Berkeley Electric is currently putting in place. The system that has been used for about 15 years is an ITRON system and is a radio based system in which a hand held device must be held near the meter in order to get a reading. The system that is being put in currently is a TWACS system which communicates over power lines. The system does not have a radio transmitter and does not produce an RF signal nor does it increase EMF (electro magnetic fields), which are present anytime you have electricity involved. Mr. Mobley stated that the TWACS system is not new technology and there are currently 15,000,000 in operation in the United States. None of the data obtained by Berkeley Electric Cooperative will be sold to third parties and will be treated very confidentially. Out of 87,000 customers, Berkeley Electric currently has 67,000 TWACKS meters installed.
- Sue Holloman, Seabrook Island's representative on the St. Johns Fire Commission, offered to give tours of the new St. Johns Fire Commission headquarters building that is located at 1138 Main Road if anyone is interested.

**Reports of Standing Committees, Commissions, Boards:**

**Governments Relations** – Mayor Ahearn stated that Sam Reed is continuing to attend Council of Governments meetings and was present at their August 18 meeting. Mr. Reed's written report of that meeting indicated that a lengthy presentation on green infrastructures, mostly trees, was made and that Berkeley County has been selected as a model county. The Council of Governments has also received a \$185,000 grant to aid homeless military veterans.

**Community Relations** – Councilman Romano reported that he attended the Property Owners Association (POA) Planning Committee meeting on August 12. The 2015 Strategic Plan the Committee submitted to the POA Board in July has been approved. The primary purpose of this meeting was to address the seven issues that were most critical in the 0 to 2 year plan. Some of the strategies require ongoing work by the Planning Committee and were identified and an action plan was discussed.

**Community Relations** – Councilman Gregg reported that he is the Town's liaison to the Club's Long Range Planning Committee. The Club Board met on August 19 for a planning session in which the three primary areas of discussion with the Board of Governors were:

- Environmental Concerns
- Private Club Trends
- Membership Demographics

At the September meeting, the Long Range Planning Committee will work through the issues identified in the planning session and move forward to the development of a strategic plan to submit to the Board of Governors.

**Communications/Planning Commission** – Councilman Turner reported that he has not gotten any feedback from Ben Hagood, environmental attorney at Moore & Van Allan, PLLC, about what would be involved if the Town decides to

move forward on a Safe Harbor Agreement. A motion will be made pertaining to the budget for the environmental firm when more information is received from Mr. Hagood.

**Planning & Development** – Councilman Ciancio reported that the following occurred during the month regarding advertising and promotion:

- A full page article, which references Seabrook Island's amenities, ran in the September issue of US Airways Magazine. This magazine will be placed on every US Air plane that flies to or from the Southeast area.
- The August issue of the Seabrook Island newsletter, Visit Seabrook Island this Fall, was approved and will be sent by email to almost 400 individuals that have visited the Town website and asked for additional information on Seabrook Island. Similar emails will be sent out for the next five months to the same individuals.
- Southern Living ads have resulted in almost 2,500 inquiries and requests for information.
- The Town has begun discussion with Obviouslee Marketing regarding our marketing strategy for the 2015 budget. Social media and how we can have individuals make Seabrook Island uniquely theirs are among the things that have been discussed. The strategy and budget will be set in the next 4 to 6 weeks and will be presented to the Accommodations Tax Committee to get their recommendation. The recommendation of the Accommodations Tax Committee will then be presented to Town Council for formal approval.
- The contract for the revisions to the Town website has been signed. The use of the Town website as a portal to The Club and POA will be examined to see how the links to these sites can be made more attractive and intuitive. The Administration page will be substantially revised and there will be more information on Council and committee members, more financial information and the site will be more user friendly. The disaster recovery section of the site will also be strengthened.

Councilman Ciancio reported that he and Town Administrator Pierce attended a South Carolina Beach Communities meeting that was held in Charleston on August 12 and 13. The meeting was attended by 81 individuals representing 19 coastal communities and 9 state and federal agencies. The purpose of the meeting was to generate interest in forming a coalition of beachfront communities to advocate for beach preservation issues, collaborate with state and federal agencies to promote effective beach management and educate public officials and the public through conferences and publications. Coalitions such as this already exist on the federal level and on several state levels. This meeting highlighted the experience of Florida and Georgia, who have well organized formal coalitions of their beachfront communities. There is a conference call scheduled for Friday, August 29, to begin formation of the formal aspects of this group. Councilman Ciancio recommended that Mayor Ahearn have someone participate in that call.

Ciancio stated that the Charleston Symphony Orchestra (CSO) had contacted him inquiring whether the Town would be interested in having a CSO performance at Seabrook Island. Councilman Ciancio has asked the CSO to give the Town a range of the costs, along with the size of the orchestra, and potential dates for around Labor Day of next year.

**Public Safety** – Councilman Gregg reported that the Public Safety Committee met on August 11 to review and refine the proposed content for the Town's website in regard to emergency preparedness. Councilman Gregg stated that, rather than have a lot of information on the website that the Town would have to maintain, there will be links to other organizations.

Councilman Gregg moved for Council to approve the stand by contract for debris monitoring service from Rostan Solutions, LLC. Councilman Romano seconded the motion and the vote to approve was unanimous. Proposed changes to a lease agreement for a temporary debris storage and reduction site, which is located behind Freshfields Village, have been made and sent back to the owner of the property; but the Town has not yet had a response from the owner of the property.

A Disaster Recovery Council meeting has been set for October 13. The meeting will be held to discuss issues that were identified in the final report from Scott Cave, who led the Town in the earthquake exercise in June.

**Ways & Means** – No Report

**Planning Commission** – Chairman John Wells stated that the revision of the Beach Management Plan is pretty much on schedule and that Bill Nelson had a second draft of the Plan to give council members. The final draft should be finished and presented to Town Council at the October meeting for their approval and then the Town can proceed with the public comment period. Any public comments that are received will be assembled by the Planning Commission and submitted

to Town Council for approval to incorporate into the plan. First reading on the ordinance to adopt the Beach Management Plan should take place at the November Town Council meeting. Bill Nelson reported that the first draft was given to the Planning Commission and he received their comments. Caleb Elledge, the Seabrook Island Club, has reviewed the plan and he has approved. Father Lawrence, Camp St. Christopher, has given feedback and probably will review the draft of the plan with his board. Three representatives of the Property Owners Association have reviewed the plan and feedback has been received from them although Mr. Nelson is still awaiting feedback from Brad Reynolds. Will Salters, OCRM, has a copy of the document and has made a few suggestions for changes. Councilman Ciancio suggested that comments from Town Council be collated before giving them to Mr. Nelson and Councilman Turner volunteered to be in charge of collating Council's comments.

**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 – No Report**

**Town Council Members – See Above**

**Utility Commission** – Chairman Jeff Bostock reported that the Seabrook Island Utility Commission (SIUC) met on August 20. Operations for the month of July were routine as far as water and waste water treatment. There was a 6” water line break on July 4<sup>th</sup> and a crew worked during the night to make the repair. Chairman Bostock reported that, in reviewing the financials, there was a cash loss of about \$30,000 during the month of July. SIUC has examined several scenarios for increasing water rates and a decision will probably be made at the next meeting. The increase will probably be effective for December water/sewer usage.

Town Administrator Pierce stated that several outside interests have approached him wanting to tap into the Town's sewer service but the Utility Commission's official position is that there are to be no connections outside the Town except those who contracted for service prior to the Town's ownership of the utility. Chairman Bostock stated that he had been contacted several times recently and they had all gotten a written response. When the area that SIUC now serves is fully developed, the Seabrook Island Utility will be at maximum capacity.

**Petitions Received, Referred or Disposed of:**

- **Temporary Use Permit #197**, Alan Fleming Senior Tennis Tournament, September 30 to October 5, 2014 – Town Administrator Pierce explained that any event that lasts more than 72 hours has to have approval from Town Council. This Temporary Use Permit has been approved by the Planning Commission and has been referred to Town Council for their approval. Councilman Turner moved to grant Temporary Use Permit #197. Councilman Romano seconded the motion and the vote to approve was unanimous.

**Ordinances for First Reading:**

- **Ordinance 2014-01**, An Ordinance to Amend the Town Code Relating to Town Council Meetings – Councilman Ciancio stated that the thrust of this ordinance is to change the Town Council meeting date when it falls during the week of a state or federal holiday. The way the proposed ordinance is drafted, when a regularly scheduled Town Council meeting date falls during the week of a state or federal holiday, it will be moved to the immediately preceding week. The proposed ordinance also provides the Mayor with discretion to change that particular meeting date, or any meeting date, if he or she has reason to believe that there will not be a quorum present. In addition, as Sec. 2-77 of the Town Code is currently written, it appears that a Councilmember's absence will not be excused in any situation. Proposed Ordinance 2014-01, provides that a councilmember's absence will be excused if there is a good and reasonable cause. Councilman Ciancio moved to approve Ordinance 2014-01 on first reading. Councilman Romano seconded the motion and the vote to approve was unanimous.

Councilman Ciancio stated that the Town Attorney's office is also looking at the beach ordinances and the ability of the beach patrol, who are off-duty policemen, to issue citations. The Town has been under the impression that state law

precludes empowering these policemen to issue a Town summons but outside counsel's research indicates that the beach patrol can be authorized to issue a Town summons. Councilman Ciancio stated that this opinion was just received and will be discussed at a later date.

**Ordinances for Second Reading:** None

**Miscellaneous Business:** None

**Citizens Comments:** Kevin Dunn, a Seabrook Island resident, expressed concern about the condition of Bohicket Road. Mr. Dunn understands that this road is not under the jurisdiction of the Town but feels that the Town should be the communicator with Charleston County when the road presents a safety concern. Mr. Dunn specifically asked if Council knew when Bohicket Road would be paved; and, if it is not going to be paved anytime soon, what type of communication is the Town doing, how often is it being done and what is the strategy for getting something done about the condition of the road. Town Administrator Pierce stated that paving is usually on an 11 year cycle and he believes that Bohicket Road is scheduled to be repaved in 2015. Mr. Dunn asked if the Town Administrator could find out when in 2015 the paving would occur. Town Administrator Pierce also stated that he usually calls Charleston County when there are pot holes that need to be filled and they respond fairly promptly. Glenda Miller stated that Bohicket Road is a road under the jurisdiction of the Department of Transportation where Main Road and Betsy Kerrison Parkway are County roads.

Administrative Chief Gilcrease from the St. Johns Fire District invited everyone to the grand opening of the Wadmalaw Fire Station on October 13 from 4:30 to 6 p.m. The St. Johns Fire Commission meeting will immediately follow the open house. Chief Gilcrease also stated that the 6<sup>th</sup> Annual National Fallen Firefighter Foundation Golf Tournament at Oak Point Golf Course at Kiawah River Estates on October 24 beginning at 9 a.m.

The meeting was adjourned at 4:15 p.m.

Approved: September 23, 2014

Faye Allbritton, Clerk/Treasurer