

TOWN OF SEABROOK ISLAND

Town Council Meeting

June 27, 2023

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MINUTES

1. Call to Order – Roll Call – Freedom of Information – Pledge of Allegiance

Mayor Gregg called the June 27, 2023, Town Council Regular Meeting to order at 2:30PM. Councilwomen Finke and Fox, Councilmen Goldstein and Kortvelesy, Town Administrator Cronin, Zoning Administrator Newman, Communications & Events Manager Robin Ochoa, and Assistant Town Administrator Watkins participated in the meeting. The Assistant Town Administrator confirmed that notice of the meeting was properly posted, and the requirements of the Freedom of Information Act had been met.

2. Approval of Minutes:

- Town Council Regular Meeting Minutes – May 23, 2023
- Town Council Work Session Meeting Minutes – June 13, 2023

Councilwoman Finke moved to approve the previous meeting minutes of May 23rd; Councilwoman Fox seconded. All voted in favor.

The previous meeting minutes of May 23rd were approved.

Councilwoman Finke moved to approve the previous meeting minutes of June 13th; Councilwoman Fox seconded. All voted in favor.

The previous meeting minutes of June 13th were approved.

3. Presentations:

- Presentation of FY 2022 Annual Audit

Kellan Shuford, Mauldin & Jenkins, presented financial audit for FY 2022 for the Town of Seabrook Island.

4. Public Hearing Items:

- Ord. 2023-04: An ordinance amending the annual operating budget for the fiscal year beginning January 1, 2023, and ending December 31, 2023

Mayor Gregg opened the public hearing at 2:40PM for Ordinance 2023-04.

No comments were made, the public hearing was closed at 2:41PM.

5. Citizens Comments:

Assistant Town Administrator Watkins listed the individuals who submitted public comments prior to the meeting.

A copy of the comments is available with these minutes and upon request.

Paul McLaughlin, 3061 Baywood Drive, inquired why the budget was going to be amended. Mayor Gregg clarified Ordinance 2023-04.

6. Reports of Town Boards, Commissions, and Committees:

• **Advisory Committees**

- Community Promotions and Engagement Committee

Councilwoman Fox summarized the June 15th Community Promotions and Engagement Committee Meeting and noted the upcoming July Community Promotions and Engagement Committee meeting has been canceled.

Councilwoman Fox reminded all the upcoming Chow Town Food Truck Rodeo on June 28th from 5:00PM to 8:00PM at Town Hall.

- Environment and Wildlife Committee

Councilwoman Finke summarized the June 8th Environment and Wildlife Committee meeting and noted the upcoming Environment and Wildlife Committee meeting will be tentatively held on July 13th at 1:00PM.

- Public Safety Committee

Councilman Kortvelesy summarized the Disaster Recovery Council (DRC) training exercise of June 20th.

Councilman Kortvelesy noted the Public Safety Committee Meeting will be meeting on July 18th to review the Disaster Recovery Council Training and their recommendations on improvements.

- Public Works Committee

Councilman Goldstein updated the council on the Road Design and on the status of the Town Hall Annex and Garage.

• **Special Committees**

None.

• **Ad Hoc Committees**

Councilwoman Finke updated Council on the status of the meetings going to be held in July at Town Hall in Council Chambers and will potentially have ordinance changes proposed to Council in August or September of this year.

- **Board of Zoning Appeals**

None.

- **Planning Commission**

None.

- **State Accommodations Tax Advisory Committee**

None.

- **Utility Commission**

Commissioner Smith-Jones summarized the meeting of June 21st and the financials and operations for the month of May.

Mayor Gregg inquired if it would be helpful to have the Town advertise the available positions at the Seabrook Island Utility Commission.

7. Reports Town Officers:

- **Mayor**

- Update Concerning Charleston Regional Hazard Mitigation Plan and Follow-up Regarding Related Survey

Mayor Gregg updated the council on the status of the Charleston Regional Hazard Mitigation plan.

- Update from Recent Informal Discussion with the Seabrook Island Club and Seabrook Island Property Owners Association (SIPOA) Representatives

Mayor Gregg summarized an informal discussion had with representatives of the Seabrook Island Club and SIPOA.

The council discussed the proposed survey from the Seabrook Island Property Owners Association.

- Comment Concerning Resident Comments Regarding Request for Annexation

Mayor Gregg summarized a comment received regarding the proposed annexation.

- **Town Administrator**

- Development Update
 - Andell Annexation Request

Town Administrator Cronin noted the Andell Annexation Request, adjacent to the Bohicket Marina, will be presented to the Planning Commission at the July 12th meeting at 1:30PM.

Town Administrator Cronin added there will be a dedicated page on the town website related to this project.

- Seafields

Town Administrator Cronin updated Council on the status of Seafields based on conversations had with the Town Administrator at the Town of Kiawah Island.

- MUSC

Town Administrator Cronin updated Council on the status of the proposed MUSC medical office building now proposed to be on the parcel next to the Seafields development.

The council inquired if the parcel would be in the Town of Kiawah Island or the Town of Seabrook Island.

The council discussed if the parcel donated to MUSC was not updated with Charleston County. A discussion was had where the new proposed property is located next to Seafields.

The council clarified the agreement had with Seafields for access on Seabrook Island Road, and where their proposed secondary access would be located, the Town Comprehensive Plan for the frontage road behind Town Hall.

The council clarified if Seafields could grant access through their mitigated agreement.

- Code Enforcement Portal

Town Administrator Cronin noted the new code enforcement portal will be available on the Town's website beginning July 3rd and reviewed the process.

- **Assistant Town Administrator**

- Report of Financials for the Month of May 2023

Assistant Town Administrator Watkins summarized the May Financials as follows:

- Total fund balance ending on May 31, 2023, was \$8,925,701 an amount about \$1,768,940 more than the balance as May 31, 2022.
- Unrestricted revenue for May totaled \$377,264 representing about 59.9% for the 2023 annual budget and being about \$31,145 less than for the same period in 2022.
- Expenditures for May totaled \$140,450 which is 33.6% of the 2023 annual budget. Expenditures for the year were about \$29,681 more compared to the same period of 2022.
- Excess revenues over expenditures were \$238,814 for May compared to an excess revenues over expenditures of \$297,639 in the same period of 2022, representing a decrease in revenue from this year compared to last.

- **Town Attorney**

None.

- **Zoning Administrator**

- Code Enforcement Summary

Zoning Administrator Newman noted the proposed annexation will be posted on the website and can reach out to him directly to clarify some of the miscommunications on the project.

Zoning Administrator Newman summarized the code enforcement summary since the previous Council meeting.

The council inquired about the beach patrol trash pickup throughout the day and potentially changing the timing and/or frequency of the trash pickup.

- **Communications & Events Manager**

Communications & Events Manager Ochoa reminded all the upcoming Chow Town Food Truck Rodeo on June 28th from 5:00PM to 8:00PM.

8. Ordinances for Second Reading:

- Ord. 2023-04: An ordinance amending the annual operating budget for the fiscal year beginning January 1, 2023, and ending December 31, 2023

Councilwoman Finke moved to approve Ord. 2023-04; Councilwoman Fox seconded.

Town Administrator Cronin summarized Ord. 2023-04 and updated Council on the Accommodations Tax Advisory (ATAX) Committee recommendation.

The council discussed the ATAX Committee recommendation.

A vote was taken using the original motion; all voted in favor.

Ord. 2023-04 passed second reading and was adopted.

9. Ordinances for First Reading:

- Ord. 2023-05: An ordinance amending the zoning map of the Town of Seabrook Island so as to change the zoning designation for Charleston County Tax Map Number 149-05-00-143, containing approximately 0.29+/- acres located at 2961 Deer Point Drive, from the Moderate Lot Single Family (R-SF2) District to the Conservation (CP) District.

Councilwoman Finke moved to approve Ord. 2023-05; Councilwoman Fox seconded.

Zoning Administrator Newman summarized Ord. 2023-05.

A vote was taken using the original motion; all voted in favor.

Ord. 2023-05 passed first reading.

10. Other Action Items

None.

11. Items for Information or Discussion:

None.

12. Citizen Comments:

Ava Kleinman, 1400 Nancy Island Drive, inquired if staff to make a recommendation on annexation and received legal review. Town Administrator Cronin and Zoning Administrator Newman.

Paul McLaughlin, 3061 Baywood Drive, inquired about incidents on the island with Charleston County Sherriff's Office. Councilman Kortvelesy and Mayor Gregg clarified CCSO would be the proper avenue to receive information on this incident.

Paul McLaughlin, 3061 Baywood Drive, inquired about what the Town will do about the roads on Johns Island. Mayor Gregg clarified the proper channels for road improvements. Councilman Kortvelesy summarized the most recent meeting of the Johns Island Task Force.

Paul McLaughlin, 3061 Baywood Drive, inquired about the rise of interest rates on insurance rates on the Town of Seabrook Island and if the Town would bring this forward to the Municipal Association of South Carolina.

Paul McLaughlin, 3061 Baywood Drive, commented on the public complaint portal to incorporate with the Seabrook Island Property Owner's Association.

Paul McLaughlin, 3061 Baywood Drive, commented on Ord. 2023-04.

13. Council Comments

None.

14. Adjournment

Councilwoman Finke moved to adjourn the meeting; Councilwoman Fox seconded. All voted in favor.

The meeting adjourned at 4:25 PM.

Date: June 27, 2023

Prepared by: *Katharine E. Watkins*
Assistant Town Administrator