

**TOWN OF SEABROOK ISLAND  
TOWN COUNCIL SPECIAL CALLED MEETING  
July 8, 2021 at 10:00 a.m.**

**MINUTES**

The July 8, 2021, Town Council Special meeting was conducted as a video conference using Zoom and was simultaneously made available to the public via YouTube live stream and by conference call, all in keeping with practices adopted to address the ongoing coronavirus pandemic. Mayor Gregg, Councilwomen Finke and Fox, Councilman Goldstein, Town Administrator Cronin and Town Clerk Watkins participated in the meeting. Mayor Gregg called the meeting to order. The Town Clerk confirmed that notice of the meeting was properly posted, and the requirements of the SC Freedom of Information Act had been met.

**Citizens Comments**

There were no citizen's comments given.

**Public Hearing Items**

- **Ordinance 2021-07:** 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 149-01-00-261, containing approximately 0.16 +/- acres located at 1817 Landfall Way, from the MF Multi-Family Residential District to the AGC Agricultural-Conservation District.

Stephen Otero, 1813 Landfall Way, spoke in favor of Ordinance 2021-07.

- **Ordinance 2021-08:** An ordinance amending the Development Standards Ordinance for the Town of Seabrook Island, South Carolina; Article 13, Permitting Applications and Procedures; Section 13.70, Building Permits; Subsection 13.70.20, Permit Time Limits; so as to amend the time limit for completion of construction following the issuance of a building permit.

No public comments were given on Ordinance 2021-08.

- **Ordinance 2021-09:** An ordinance amending the Town Code for the Town of Seabrook Island, South Carolina; Chapter 2, Administration; Article III, Procedures, Committees and Ordinances; Division 2, Town Council; Section 2-75, Quorum; so as to allow a quorum of Town Council to be present either in person or by electronic means; and Section 2-92, Remote Voting; so as to allow remote participation and voting by members of Town Council.

No public comments were given on Ordinance 2021-09.

**Ordinances for Second Reading**

- **Ordinance 2021-07:** 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 149-01-00-261, containing approximately 0.16 +/- acres located at 1817 Landfall Way, from the MF Multi-Family Residential District to the AGC Agricultural-Conservation District.

Councilwoman Finke moved to approve Ordinance 2021-07 for second reading; Councilwoman Fox seconded. A vote was taken as follows:

Ayes: Councilwomen Finke and Fox, Mayor Gregg  
Recused: Councilman Goldstein

**Ordinance 2021-07 passed second reading and was adopted.**

- **Ordinance 2021-08:** An ordinance amending the Development Standards Ordinance for the Town of Seabrook Island, South Carolina; Article 13, Permitting Applications and Procedures; Section 13.70, Building Permits; Subsection 13.70.20, Permit Time Limits; so as to amend the time limit for completion of construction following the issuance of a building permit.

Councilwoman Fink moved to approve Ordinance 2021-08 for second reading; Councilwoman Fox seconded. All voted in favor.

**Ordinance 2021-08 passed second reading and was adopted.**

- **Ordinance 2021-09:** An ordinance amending the Town Code for the Town of Seabrook Island, South Carolina; Chapter 2, Administration; Article III, Procedures, Committees and Ordinances; Division 2, Town Council; Section 2-75, Quorum; so as to allow a quorum of Town Council to be present either in person or by electronic means; and Section 2-92, Remote Voting; so as to allow remote participation and voting by members of Town Council.

Councilwoman Fink moved to approve Ordinance 2021-09 for second reading; Councilwoman Fox seconded. All voted in favor.

**Ordinance 2021-09 passed second reading and was adopted.**

### **Miscellaneous Business**

- Request to approve a contract with ESP Associates for engineering services related to Seabrook Island Road roadway and drainage improvements.

Town Administrator Cronin summarized the contract with ESP Associates and suggested to Council to add the following items to the contract that were not listed:

- a. Have ESP define the term AHJ as it is mentioned in multiple parts of the contract but not explained.
- b. In part 4 (d) remove the mention of water and sewer charges as they will not be needed in this project.
- c. Add language to give timeframes for each part of the project not just some.

Town Administrator Cronin further added the estimated costs for this project are about \$147,350 which exceeds the amount budgeted for fiscal year 2021 for engineering services, and Council will need to resolve the allocation of the expenditure under the budget. He also briefly went over the timeframe for this project.

Council discussed the timeframe for the project and contemplated milestones, where the funding will come from, and to potentially include Seabrook Island Property Owners Association (SIPOA) in future meetings with the Contractor.

Councilwoman Finke moved to approve entering into a contract with ESP Associates for engineering services related to Seabrook Island Road roadway and drainage improvements in accordance with the proposal subject to amendments as suggested by Town Administrator Cronin, and authorizing the Mayor to sign on behalf of the Town for the project; Councilwoman Fox seconded. All voted in favor.

Entry into a for engineering services related to Seabrook Island Road roadway and drainage improvements with ESP Associates was approved with the suggested amendments.

- Consideration of options for the pedestrian pathway on the inbound lane of Seabrook Island Road
  - Option #1: Remove and Reconstruct - \$267,300.00 (ESP)
  - Option #2: Remove and Abandon - \$148,000.00 (ESP)
  - Option #3a: Mill and Resurface in Place - \$62,934.00 (SBS)
  - Option #3b: Targeted Repairs + Asphalt Sealcoating - \$15,000.75 (SBS)
  - Option #3c: Targeted Repairs Only - \$11,700.00 (SBS)

Town Administrator Cronin summarized each option for Council, and suggested that to avoid competitive bidding delays, the procurement could be treated as an emergency repair.

Council discussed the various options and the current hazards that are on the path.

Councilwoman Finke moved to approve Option #3b as an emergency repair; Councilman Goldstein seconded. All voted in favor.

Option #3b was approved as an emergency repair.

## Adjourn

Town Administrator Cronin summarized the minor damages from Tropical Storm Elsa, and if residents need to report damages, please contact Charleston County. He further added that the new road signs will be installed within the next couple of weeks, and the posts will be painted to mirror the ones at the traffic circle.

Mayor Gregg reminded members that there will be a Ways and Means meeting next week at 1:30pm and that they should provide their agenda items to Ms. Watkins.

Councilwoman Finke moved to adjourn; Councilwoman Fox seconded. Town Council adjourned at 11:03am.

Date: July 9<sup>th</sup>, 2021

prepared by: *Katharine E. Watkins*  
Town Clerk/Treasurer