

TOWN OF SEABROOK ISLAND
Town Council Meeting of July 24, 2018

MINUTES

After the pledge of allegiance, Mayor Ciancio called the July 24, 2018, Town Council meeting to order at 2:30 p.m. Councilmembers Crane, Finke, Gregg and Wells, Town Clerk Allbritton and Town Administrator Cronin also 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 June 26, 2018, the Special Town Council Meeting of July 10, 2018, and the Ways & Means Committee meeting of July 17, 2018, were each unanimously approved as written.

Financials: Mayor Ciancio reported that the Town's net assets, as of June 30, are approximately \$4,990,000. This is approximately \$500,000 more than for this period a year ago and \$1,000,000 more than two years ago. Revenue for June was \$154,775 and was under budget by \$35,550 mostly due to lower than anticipated business license collections. Revenue through June is \$1,007,962 which is approximately the same as last year at this time.

Expenditures for the month of June were \$68,469 and were under budget by \$40,243 primarily due to timing issues for roadway improvement expenses. For the year to date, expenditures were \$364,272 and were under budget by \$304,056. The excess of revenue over expenditures was \$66,305 for the month of June and \$643,689 for the year through June.

Citizens/Guests Presentations, Comments: None

Reports of Standing Committees, Commissions, Boards:

Public Safety – John Gregg

- **Report of Ad Hoc Committee** – Councilman Gregg reported that the *ad hoc* committee (Councilmen Gregg and Crane and Town Administrator Cronin) has incorporated changes proposed by the Town's legal counsel into the Town's employee handbook and the draft was distributed to members of Council at the July 17 Ways & Means Committee meeting. The Mayor requested, at that time, for members of Council to forward comments and questions to Councilman Gregg so that the document can be on the agenda for the August Ways & Means Committee meeting.
- **Club Long Range Planning Committee** – Councilman Gregg stated that the Seabrook Island Club's Long Range Planning Committee did not meet in July but will meet with the Club Board of Governors for a strategic planning session on August 2. The Club's annual member survey was distributed to Club members on July 13.
- **Public Safety Committee** – The Town's Public Safety Committee met on July 9. The Committee began their review of the current earthquake emergency response plan and noted that the Committee's review is expected to be aided by results of a Disaster Recovery Council session of July 16.
- **Disaster Recovery Council** – The Disaster Recovery Council met on July 16 to review the consultant's report of the Disaster Recovery Council training and exercise sessions of June 5 and 6. Target dates for completion of open action items were established. A report of the review session was distributed to the Disaster Recovery Council on July 20.
- **Request for Public Assistance** – The Town received notice on July 24 that the pending Project Worksheet for Emergency Protective Measures was available for review and sign-off by the Town. Sign-off was submitted the same day and it is anticipated that approval of grant funding for the Project Worksheet will be received from FEMA in the next few weeks.

Public Relations/Communications – Skip Crane

- **Emergency Planning and Communication Devices** – Councilman Crane reported that a review and inventory of the Town’s emergency communications equipment has been done over the past month. Mayor Ciancio and Councilmembers Gregg and Crane have HAM radios but Councilmembers Finke and Wells and Town Administrator Cronin do not. Councilman Crane made a motion to buy additional HAM radio equipment, amounting to approximately \$600, which will be paid from the Emergency Preparedness line item in the budget, so that each Councilmember and the Town Administrator can have an operable radio and so that the effectiveness of the longer range antennas can be tested. Councilman Gregg seconded the motion and the vote to approve was unanimous. A recommendation regarding the 800 MHZ radios will be made at a later Town Council meeting.

Special Projects/Beach Administration – John Wells

- **Dogs on the Beach and Sunburst Landscaping Proposal** – Councilman Wells stated that the “Dogs on the Beach” item will be postponed until a later meeting. Also, the Sunburst Landscaping proposal that was received recently included more work than was intended and Sunburst Landscaping was allowed to withdraw the proposal. Mayor Ciancio commented that the ponding along the parkway will be addressed shortly since the Town Administrator has contacted a firm that can plan for that issue as well as others along SBI Road.
- **Seabrook Island Road Improvements Update** – Councilman Wells reported that a meeting was held with representatives of Triad Construction and permission was given for them to start on their portion of the roadway project. Work should start within two weeks and should last about 120 days. Updates will be posted periodically on Tidelines, twitter, Facebook, etc.
- **Dolphin Education Program** – Councilman Wells stated that there has recently been a problem with kayaks coming too close to the dolphins but visitors to the area are being educated so that they will not interfere when the dolphins are strand feeding.

Community and Government Relations: Jeri Finke – No Report

Ways & Means – No Report

Planning Commission – No Report

Board of Zoning Appeals – No Report

Reports of Ad Hoc Committee: No Report

Reports of Town Officers:

Mayor – Ron Ciancio

- **Amendment of Beach Ordinance – Fishing from the Beach** – Mayor Ciancio commented that, at a previous meeting, a resident had raised a concern that fishing lines extending from their poles into the water could constitute a potential hazard. A draft of language proposed by the Mayor was included in Council packets. Mayor Ciancio commented that he had spent time researching to see if other beach municipalities had adopted ordinances that deal with unattended, set or fixed, fishing lines and did not find any that dealt with that specific issue. The Mayor asked for Council’s thoughts and there were no comments.
- **Proposed Senior Citizen Complex** – Mayor Ciancio reported that a three story 200-unit senior citizen complex is proposed to be constructed on property owned by Kiawah Resort Associates and located behind Freshfields within the municipal jurisdiction of the Town of Kiawah Island. The developer of the project, Big Rock Partners Senior Housing, has a portfolio of over \$200 million in Class A senior housing rental communities.

Representatives of the Town and the Planning Commission have met with representatives of Kiawah Resort Associates and with Big Rock Partners Senior Managing Principal, Richard

Ackerman, who will make a request from the Planning Commission at their next meeting for a curb cut on Seabrook Island road.

At the Town's request, Kiawah Resort Associates engaged an engineering firm, Thomas & Hutton, to prepare a traffic impact analysis to determine the incremental traffic impact of the proposed project. The analysis concluded that, even at peak hours, the traffic to and from the facility will be relatively light. Notwithstanding the fact that the Thomas & Hutton report concluded that there is no need for a left-hand turn lane, the developer has agreed to include the left turn lane into the facility and tapered both right and left hand coming out. The Mayor expressed concern as to how the cut will affect bicycle and pedestrian traffic on the bike path and, for the short term, construction traffic for the project. The Planning Commission will also ask for a storm water run-off study to determine how the project will affect our drainage system on Seabrook Island Road and the community in general. The Mayor stated that the Planning Commission will retain an independent expert to review the Thomas & Hutton traffic impact analysis. Big Rock Partners will make a public presentation on the project in the next few weeks so that Seabrook Island residents can hear what is being proposed. Councilman Wells stated that the accessibility to the other properties along Seabrook Island Road will eventually have to be addressed as there are about four other pieces of property that will be developed at some point. The Mayor then asked for questions from residents attending the meeting.

Town Administrator –

- **Temporary Use Permit for Alan Fleming Golf Tournament (October 2-7, 2018)** – Town Administrator Cronin reported that the Town has received a temporary use permit request from the Seabrook Island Racquet Club for the 2018 Alan Fleming Tennis Tournament, which will take place between October 2nd and 7th. The applicants are requesting approval to erect a 20' x 30' frame tent on the Racquet Club front lawn and three banner flags to be used for advertising purposes. Staff recommended that the permit be approved with the following conditions:
 - No vehicle parking shall be permitted within the right-of-way of any public or private street and sufficient space shall be provided at all access points to ensure access for emergency vehicles
 - No signs or banners related to the event shall be placed in a location that obstructs the view of motorists or pedestrians.

The Planning Commission reviewed the request at their July 18th meeting and voted to recommend in favor of approving the temporary use permit. Councilman Gregg made a motion to approve the temporary use permit for the 2018 Alan Fleming Tennis Tournament subject to the staff's recommended conditions. Councilman Crane seconded the motion and the vote to approve was unanimous.

- **AirMedCare Drop-In Meetings** – Town Administrator Cronin reminded everyone that there will be two AirMedCare public drop-in meetings at the Town Hall on Thursday, July 26, at the Town Hall from 2:00 p.m. to 4:00 p.m. and Monday, July 30, from 10:00 a.m. to 12:00 p.m. Questions can be answered at these meetings or additional coverage can be purchased.
- **Comprehensive Plan Community Survey** – Town Administrator Cronin stated that the Comprehensive Plan Community Survey should go out in August and everyone is encouraged to participate. Also, there will be a series of meetings with the stakeholders on the island during the month of August.
- **Beach Patrol Update** – Town Administrator Cronin gave a report through week 16 for the beach patrol. The beach patrol will be working for about 6 more weeks.
- **Seabrook Island Road Signage** – Town Administrator Cronin commented that he had been discussing the occurrence with backups at the security gate with Heather Paton, Seabrook Island Property Owners Association, and they have agreed that it might be helpful if two signs were installed in the right of way. One would let people know that there is a gate ahead and that the speed will drop from 35 to 15 mph and a second sign, a little further up, would give people more notice as to which lane they should be in as they approach the security gate. The Property Owners Association has agreed to pay for the signs if they are allowed to install them in the right of way. Councilman Wells made a motion to allow the Property Owners Association to install signage in

the manner suggested by the Town Administrator. Councilman Crane seconded the motion. Mayor Ciancio commented that the motion should be amended to allow the Town the right to approve the signs before they are installed. With the amendment, the motion was unanimously approved.

Town Council Members – See Above

Utility Commission – Commissioner Morawski reported that operations for last month were normal. The third standby generator has been installed and the fourth has been ordered. Nothing of concern showed up in last month's financials and Utility Commission's audit for 2017 has been completed. Mayor Ciancio asked Commissioner Morawski if he could provide him with a copy of the agreement that requires the Seabrook Island Utility Commission to provide services to property adjacent to the Town Hall. Commissioner Morawski confirmed that he would provide a copy of the agreement.

Petitions Received, Referred or Disposed of: None

Ordinances for First Reading: None

Ordinances for Second Reading: None

Miscellaneous Business: None

Citizens Comments:

Mayor Ciancio assured a resident that, just because the Town is not addressing the issue of fixed or set fishing poles at this time, does not mean that the Town is not addressing the issue of fishermen that are casting in the vicinity of swimmers. That issue will be addressed in the next few months.

A resident raised an issue regarding dissatisfaction with internet service on Seabrook Island and stated that some municipalities have developed their own internet service. Mayor Ciancio asked the resident to provide him with the names of some of those municipalities so that he could do some research.

Questions were raised about Seabrook Island property rentals and associated problems. The Mayor agreed that Seabrook Island does need regulations regarding rental properties. He thinks this is an issue better directed to the Property Owners Association and should be included in their Rules and Regulations and their president agrees. Mayor Ciancio stated that, if the Property Owners Association does not address the issue, the Town will have to reexamine their capability of doing it.

The meeting was adjourned at 4:10 p.m.

Date: August 28, 2018



Town Clerk