

TOWN OF SEABROOK ISLAND

Town Council Meeting
February 22, 2022

Virtual Meeting (Zoom)
[Watch Live Stream \(YouTube\)](#)



MINUTES

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

The February 22,, 2022, Town Council Regular Meeting was conducted via 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, Councilmen Goldstein and Kortvelesy, Town Administrator Cronin, Zoning Administrator Newman, and Town Clerk Watkins participated in the meeting.

Mayor Gregg called the meeting to order at 2:34PM. 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.

2. **Minutes:** Town Council Meeting January 25, 2022
Town Council Work Session February 8, 2022

Councilwoman Finke moved to approve the previous meeting minutes of January 25th; Councilman Kortvelesy seconded. All voted in favor.

The previous meeting minutes of January 25, 2022 were approved.

Councilwoman Finke moved to approve the previous meeting minutes of February 8th; Councilwoman Fox seconded. All voted in favor.

The previous meeting minutes of February 8, 2022 were approved.

3. **Financials:** For the Month of January 2022

Mayor Gregg summarized the January Financials as follows:

- Total fund balance for the period ending January 31, 2022, was \$6,928,289 an amount about \$1,300,656 more than the balance as of January 31, 2021, and about \$1,768,001 more than for the same period of 2020.
- Unrestricted revenue for January totaled \$33,824, that amount representing about 2% of the 2022 annual budget and being about \$551 less than for the same period in 2021.
- Expenditures for January totaled \$84,371, that amount about 6% of the 2022 annual budget.

- Expenditures for January were about \$27,844 more compared to the same period of 2021.
- Excess of expenditures over unrestricted revenues was \$50,547 for January compared to an excess of expenditures over revenues of about \$22,151 as of January 31, 2021, reflecting the greater expenditures in the period this year as compared to the same period of 2021.

4. Citizens/Guests Presentations, Comments:

Town Clerk Watkins summarized the public comments received via email prior to the meeting.

The public comments received were as follows in the order they were received:

- Commissioner Annie Smith-Jones submitted a correction to the December 14th, 2021, Town Council meeting minutes with regards to the Seabrook Island Utility Commission (SIUC). The correction is as follows:
 - The December 14th minutes state “that the Utility Commission discussed the proposed development on Betsey Kerrison and decided to not provide service to that development”. The correction is that SIUC stated that the development is not eligible for sewer services as it is currently outside the Town of Seabrook. For clarification, SIUC may not provide sewer services unless the property belongs to the Town (annexed) or if SIUC makes a special request to Town Council to approve service to property outside the Town.
- An anonymous comment received regarding the safety issue on the walking/bike paths of Seabrook Island Road and requests to add more signage.
- Susan McLaughlin noted the Town has been doing an excellent job communicating to residents with what is going on in the Town.
- Susan McLaughlin commented that there should be other stakeholder input rather than just Town Council members during the Strategic Planning Workshop.
- Gloria Hilker commented on the information on Nextdoor and wanted some clarification on short-term rentals and timeshares.
 - Town Administrator Cronin noted he did respond to Ms. Hilker’s questions.
- Ted Flerlage submitted four emails regarding short-term rentals and asked why the Town and the Seabrook Island Property Owners Association (SIPOA) were not working together to resolve the issue.
- Douglas B. Michaels, MD commented on his concerns on sea level rise, and asked if the Town had any plans to address it.
 - Town Administrator Cronin noted he did respond to Dr. Michaels concerns and how the Town is currently addressing this issue.

A copy of all comments submitted are included with these minutes, and available upon request.

5. Reports of Standing Committees, Commissions, Boards:

- **Community Promotions & Engagement Committee**

Councilwoman Fox summarized the communications made by the Town in Tidelines and the Seabrooker, and the radio test conducted.

Councilwoman Fox summarized the Community Promotions and Engagement Committee meeting on February 17th and noted the next meeting will be on March 17th at 1:00PM.

- **Environment & Wildlife Committee**

Councilwoman Finke summarized the Environment & Wildlife Committee meeting on February 10th and noted the next meeting will be on March 10th at 1:00PM. Councilwoman Finke added the committee will meet on the second Thursday of every month at 1:00PM.

- **Public Safety Committee**

Councilman Kortvelesy summarized the Public Safety Committee meeting on February 15th.

Councilman Kortvelesy reminded Council of the upcoming Disaster Recovery Council meeting on March 10th where new members will have an introduction at 9:00am with the meeting beginning at 10:00am for all members. Councilman Kortvelesy added there will be a Disaster Recovery Scenario in early May and are planning to have a Disaster Awareness Day sometime in June possibly with the Town of Kiawah.

- **Public Works Committee**

Councilman Goldstein updated Council that an updated memo from ESP and Associates concerning proposed increased elevation of Seabrook Island Road to the County minimum is expected to be received by the end of the week and will be included on the upcoming Public Works Committee Meeting for their recommendations.

Council discussed if the Town should have meetings with those affected by the changes to the elevation of Seabrook Island Road.

- **Planning Commission**

None.

- **Board of Zoning Appeals**

None.

6. Reports of Ad Hoc Committees:

- **Short-Term Rental Ad Hoc Committee**

Councilwoman Finke updated Council Members on the meetings the committee has had with various stakeholders. Councilwomen Finke and Fox added that a written report with the committee's findings is anticipated within the next couple of months.

7. Reports of Town Officers:

- **Mayor** – John Gregg

- Expected follow-up concerning Town's use of ARPA funds for Town projects

Mayor Gregg noted that he has asked the Town Administrator to advise Council of progress on recommendations for use of American Rescue Plan Act funds for projects the Town has been pursuing, such as improvements to Seabrook Island Road, drainage at Town Hall and the proposed garage at Town Hall.

Town Administrator Cronin reported that the review is on-going and that there will be ample time to make a final determination in compliance with ARPA.

- Correction of link for Charleston Peninsula Storm Risk Management Study

Mayor Gregg noted the link given for accessing information relating to the Charleston Peninsula Storm Risk Management Study at the February Work Session should have been:

<https://www.sac.usace.army.mil/Missions/Civil-Works/Charleston-Peninsula-Study/>

This link is also included in the February 8, 2022, meeting minutes.

- **Town Administrator**

- Discussion of DSO review process and timeline

Town Administrator Cronin informed Council that the Planning Commission approved recommending to Council that the proposed changes to the DSO and the Zoning Map be advanced, and summarized the remaining steps needed for adoption.

Council discussed when the recommended version from the Planning Commission would be available to Council, and the process should Council recommend changes.

- Discussion of the resumption of in-person meetings

Town Administrator Cronin noted that the current number of cases of COVID-19 have dropped below the average in July of 2020 and will only require masks in Town Hall if one is not vaccinated. This will be enforced on an honor system.

Town Administrator Cronin added meetings can be conducted in person and if a member does not feel comfortable meeting in person the meetings will still be accessed virtually via zoom and livestreamed on YouTube.

Council discussed resuming in person meetings starting in March, and each committee can decide if they would like to meet in person or continue to meet virtually.

- FY 2022 Beach Patrol Update

Town Administrator Cronin noted that as the Town has yet hired the Buildings & Grounds Manager, the Beach Patrol contract will still include servicing the beach trash cans, until a Buildings & Grounds Manager is hired.

- Personnel Updates:

- Buildings & Grounds Manager

Town Administrator Cronin noted the position for the Buildings & Grounds Manager will be readvertised as the finalists for the position have declined the offer for personal reasons. Town Administrator Cronin added the interim contract with the Greenery will need to be extended until the position is filled.

- Part-Time Code Enforcement Officers

Town Administrator Cronin noted Zoning Administrator Newman has been reviewing applications for the part-time code enforcement officers and the anticipated date to have an additional three to four officers will be around April 1st.

Town Administrator Cronin summarized the updates to the schedule to mirror Beach Patrol for the on and off season.

- **Zoning Administrator**

None.

- **Town Council Members**

None.

- **Utility Commission**

None.

8. Petitions Received, Referred or Disposed of:

None.

9. Ordinances for First Reading:

- **Ord. 2022-01:** An ordinance amending the Town Code for the Town of Seabrook Island, South Carolina; Chapter 2, Administration; so as to update and modify the general administrative policies and procedures of the town

Town Administrator Cronin summarized the updates from the Work Session.

Councilwoman Finke moved to approve Ordinance 2022-01; Councilman Kortvelesy seconded. All voted in favor.

Ordinance 2022-01 passed first reading.

- **Ord. 2022-02:** An ordinance amending the Town Code for the Town of Seabrook Island, South Carolina; Chapter 18, Offenses and Miscellaneous Provisions; Article I, In General; so as to amend the provisions related to the use of uniform ordinance summonses; to amend the provisions related to the designation, powers and limitations of town code enforcement officers; to prohibit the giving of false information and false reports to town code enforcement officers; to prohibit the assaulting or resisting of town code enforcement officers, law enforcement officers and other officials while in the discharge of official duties; and other matters related thereto

Town Administrator Cronin summarized Ordinance 2022-02 which clarifies the existing language in the Town Code to mirror State Statute as it relates to code enforcement officers.

Council clarified that the language in Section 18-4 does not include Town Council members. Town Administrator Cronin noted this section is only applicable when conducting official duties and does not replace any instance that would require law enforcement (i.e., assault, harassment, etc.).

Councilwoman Finke moved to approve Ordinance 2022-02; Councilwoman Fox seconded. All voted in favor.

Ordinance 2022-02 passed first reading.

- **Ord. 2022-03:** An ordinance to repeal Ordinance No. 2021-12 and to adopt a temporary moratorium on the consideration of zoning map amendments (i.e., “rezonings”), annexation requests and certain subdivision approvals for a period expiring upon the adoption of a new Development Standards Ordinance (DSO) and Zoning Map or June 30, 2022, whichever shall occur first

Town Administrator Cronin summarized Ordinance 2022-03 which would extend the current zoning moratorium so that there is sufficient time for the final stages of the DSO public comment period and adoption.

Councilwoman Finke moved to approve Ordinance 2022-03; Councilwoman Fox seconded. All voted in favor.

Ordinance 2022-03 passed first reading.

10. Miscellaneous Business:

- Temporary Use Permit Extension: Camp St. Christopher Temporary Kitchen

Request from the St. Christopher Camp & Conference Center to extend the Temporary Use Permit for the 46' x 8.5' temporary kitchen trailer at 4552 St. Christopher Lane until May 8th, 2022.

Councilwoman Finke moved to approve the temporary use permit extension as presented; Councilman Fox seconded. All voted in favor.

The temporary use permit extension for Camp St. Christopher was approved as presented.

- Town Council Statement of Support for the Seabrook Island Birders and the Shorebird Steward Program

Councilwoman Finke summarized the history behind the Statement of Support for the Seabrook Island Birders and the Shorebird Steward Program to acknowledge research they conduct on the beach and to support their conservation efforts for Seabrook Island.

Councilwoman Finke moved to approve the Statement of Support; Councilman Kortvelesy seconded. All voted in favor.

The Statement of Support for the Seabrook Island Birders and the Shorebird Steward Program passed and was adopted.

- Community Promotions Grant

Councilwoman Fox summarized the recommended changes by the Community Promotions and Engagement Committee to the Community Promotions Grant guidelines and application.

Councilwoman Fox moved to approve the changes to the Community Promotions Grant guidelines and application per the Community Promotions and Engagement Committee recommendations; Councilman Kortvelesy seconded. All voted in favor.

The changes to the Community Promotions Grant guidelines and application passed and were adopted.

11. Public Comments:

None.

12. Adjourn

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

The meeting adjourned at 4:21 PM.

Date: February 24, 2022

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