

**TOWN OF SEABROOK ISLAND
WAYS & MEANS COMMITTEE MEETING
February 11, 2020, at 1:00 p.m.**

MINUTES

After the pledge of allegiance, Mayor Gregg called the meeting to order and confirmed with the Town Clerk that the requirements of the SC Freedom of Information Act had been met. Councilmembers Crane, Finke, Fox and Goldstein, Town Clerk Allbritton and Town Administrator Cronin attended the meeting.

Mayor John Gregg:

Closure of Seabrook Island Road Bike Path – Mayor Gregg reported that, after the January Ways & Means meeting, he along with Town Administrator Cronin and Councilman Crane had examined the bike path and concluded that surface defects posed a potential risk to public safety and that procurement of repairs would be pursued following the Town’s emergency procurement guidelines. Following an incident on the path on February 5, the Town closed the path pending repairs. Town Administrator Cronin is obtaining bids for work to include surface defects for the pathway beginning at the crosswalk near Landfall Way to the end at the entrance to Freshfields Village. The cost of repairs will be paid from the Road and Drainage Fund. Town Administrator Cronin stated that he was already in the process of obtaining bids for the work when the incident on the pathway occurred. After the incident, the pathway was closed after consulting with the Town Attorney and the State Insurance Reserve Fund. The Town Administrator stated that he had marked about 25 locations, or about 20% of the length of the pathway, that will be included in the repairs. Currently, it appears that Charleston Green is the low bidder, with a bid of about \$65,000. The paving contractor will remove the damaged sections and the landscape contractor will come behind them and prune the tree roots. The section of pathway from the Marina crosswalk to Freshfields Village will be repaired first so that people can use the pathway on the other side of the road between Landfall Way and the Marina and then crossover to the repaired pathway and continue on to Freshfields Village. The pathway is expected to be closed for several weeks.

Inquiry from Seabrook Island Property Owners Association (SIPOA) Safety & Security Committee – Mayor Gregg stated that, at the November Ways and Means Committee meeting, Council discussed inquiries from SIPOA’s Safety & Security Committee concerning speed on Seabrook Island Road and concerns of safety at the crosswalk near Landfall Way. One suggestion was that the Town could place a reduced speed sign for the inbound lane consistent with SIPOA’s 15 mph speed between the crosswalk and the intersection with Landfall Way. It was also suggested that the speed limit on Seabrook Island Road be reduced for both inbound and outbound lanes in the vicinity of Town Hall. At that time, Council did not come to a consensus on either suggestion. SIPOA’s Safety & Security Committee has renewed its inquiry concerning posting of a “reduced speed ahead” sign for the inbound lane. The Mayor asked Council to reconsider putting up some type of sign. Town Administrator Cronin suggested that the Town get an opinion from a transportation engineer on where a sign should be located. Councilman Crane commented that the County might also provide such a service. The Town Administrator said he had suggested to SIPOA that they replace the 15-mph sign with a sign that

meets the SC Department of Transportation specifications which would be consistent with what the Town puts on the “reduced speed ahead” sign. After discussion, the Mayor asked the Town Administrator to inform SIPOA’s Safety & Security Committee that Council is moving forward with the sign.

Status of Senior Living Facility – Mayor Gregg stated that, in response to a resident’s inquiry at the January Town Council meeting, he had reported that the Mayor of Kiawah had informed him they had received plans for the proposed senior living facility. The Mayor said he had failed to indicate that the plans were submitted in connection with the developer’s application for a permit with the Town of Kiawah Island. The Seabrook Island resident had followed up with an inquiry about required notice to the Town before construction on the left turn lane on Seabrook Island Road began. The Mayor was not able to respond at that time but subsequently informed the resident that the Settlement Agreement provides that the Town will be notified “as soon as reasonably practicable that it has mobilized to perform the improvement to Seabrook Island Road.”

Request for Public Assistance (Hurricane Dorian) – Mayor Gregg stated that the Town has submitted a Request for Public Assistance based on costs incurred by the Town during Hurricane Dorian. From review of the Town’s Request, the Federal Emergency Management Administration (FEMA) has defined two projects: Emergency Protective Measures with costs totaling \$45,725.17 and Debris Removal with costs totaling \$6,396.75. FEMA’s share will be 75% of approved costs. The remaining 25% is the State’s share that would have to be approved by the Legislature before disbursement.

Town Council Members:

Skip Crane – Councilman Crane reported that Disaster Awareness Day, which is jointly sponsored by Kiawah and Seabrook Island, will be held at the Kiawah Conference Center on June 11. He also reported that Charleston County Emergency Management Division will be holding a disaster exercise, which will be an earthquake-based scenario, on May 27 but it has not been decided yet if the Town will participate in the exercise.

Jeri Finke –

Johns Island Task Force – Councilwoman Finke reported that she had attended a Johns Island Task Force meeting the previous week. One of the items discussed at that meeting was Seabrook Island’s turkey problem. She had reported at the January Ways and Means Committee meeting that the Kiawah River developer had asked the Charleston County Planning Commission to allow them to substitute two senior living units for one hotel room and the Planning Commission was not in favor. However, Charleston County Council voted to grant the developer’s request. Councilwoman Finke also stated that Kiawah and Seabrook Island were reprimanded for not attending County Council and County Planning Commission meetings. She had suggested that the Task Force send out action alerts when an issue involves Kiawah or Seabrook Island since so much of the agendas do not pertain to either municipality. Councilwoman Finke will attend a meeting next week with Kiawah representatives to determine the best means of communicating with Councilwoman Honeycutt.

Short-Term Rentals- Councilwoman Finke vehemently stated that the Town has no intention of telling property owners that they cannot rent their properties; but, due to Town residents who

continue to raise short-term rental issues, she was looking into the Seabrook Island Property Owners Association's progress on efforts to regulate short-term rentals. Councilwoman Finke stated that she had met with Heather Paton, who is the Executive Director of SIPOA, and found that SIPOA would be appreciative if the Town would address certain rental issues – such as occupancy limits, number of vehicles and where renters can park. She remarked that Kiawah uses Charleston County records to determine the occupancy limit and that seemed to be a good solution because it would take the burden off the Town. Councilwoman Finke stated that she thinks the Town should respond to this issue because Council constantly hears about rental complaints; and, since the Development Standards Ordinance is currently being rewritten, it would be a good time to decide. Mayor Gregg stated that the Town's consultant had provided draft text for the sections of the DSO that address short-term rentals, but the DSO Advisory Group decided they did not have adequate policy guidance from Council and consideration of those provisions was tabled. The Mayor stated that Council should consider Councilwoman Finke's handout and decide what the Town's policy should be in order to give guidance to the DSO Advisory Group. He added that the suggested areas for the Town to regulate should be complementary to the regulation that SIPOA is willing to do. The Mayor pointed out that, when the DSO Advisory Group has done its work with the consultant, the revised DSO will come back to Council for approval.

Barry Goldstein –

Meeting with ESP & Associates – Councilman Goldstein reported that he and the Town Administrator had met with ESP recently and ESP was asked to give the Town an estimate for engineering services in order to evaluate the bike paths on either side of Seabrook Island Road. The outbound bike path will be evaluated to determine what can be done to mitigate nuisance flooding and the inbound bike path will be evaluated to determine if the path is code compliant and, if not, give an approximate cost to bring the path up to compliance. The fee for these services is \$8,500.

ESP was also asked to evaluate multiple pavement elevation scenarios – resurface at existing elevation, bringing the road up to current Charleston County minimum flood elevation of 6.5 and bringing the road up to 7 ft. – and give an approximate cost on each. The fee for these services is \$18,500. There will also be a charge of \$5,000 for multiple site visits and meetings with Town staff and Council.

The total amount for the proposals for engineering services that would include the bike paths and the resurfacing the roadway is \$32,000 and will be on the agenda for the February Town Council meeting.

Town Administrator Joe Cronin –

Beach Signage Update – The Town Administrator reported that the buoys were in and he intends to install four buoys at Boardwalk #1 to indicate the restricted area. He also stated that he had ordered additional sign like the DNR signs. Buoys and signs will be placed where the on-leash area begins, near the border of Camp St. Christopher and Pelican Watch and he would like to have signs at Privateer Point and Cap'n Sams.

Strategic Planning Workshop – Town Administrator Cronin stated that the Strategic Planning Workshop has been set for March 19 at the Town Hall beginning at 9:00 a.m. Charlie Barrineau,

from the SC Municipal Association will facilitate the session for Council. The Town Administrator also asked Council to be thinking about what their 2020 and 2021 goals for the Town would be.

Policy Regarding Pedal Assist Bikes (“E-Bikes”) – The Town Administrator learned at the SIPOA Public Safety Committee meeting that SIPOA had changed their policy to allow pedal assist bikes behind the security gate. The Town’s ordinance basically adopts the State Uniform Traffic Code and would prohibit any type motorized vehicle on a sidewalk or pathway. The Town Administrator stated that, now that pedal assist bikes are allowed behind the security gate, it is assumed that people will want to use them on the pathway to go to Freshfields Village. Council seemed to agree, and the Town Administrator stated that he would prepare an appropriate draft ordinance.

Vacant Administrative Assistant Position – The Town Administrator reported that he had gotten, as of this afternoon, 233 applications for the vacant Administrative Assistant position. This will be paired down to 4 or 6 and the applicants will be brought in for interviews.

Update on H-4431 – The Town Administrator reported that there was a subcommittee hearing in the State Legislature recently that heard testimony from various parties concerning the business license reform bill. He also said that Scott Slaton, from the SC Municipal Association, referred on Twitter to a copy of a letter from the Charleston, Columbia and Greenville Metro Chambers of Commerce that stated that the business license process was difficult for some small businesses to navigate and that they supported standardizing and streamlining the process across jurisdictions and they support an online portal with one-stop shop for compliance. They were concerned with the section of the bill that would negatively impact business license revenue. They referred to their cities’ rapid growth and stresses on already overburdened infrastructure. The Chambers stated that going from gross revenue to net revenue will be untenable for elected officials.

Councilwoman Finke asked if it would be possible to have a workshop to discuss the Town’s millage rate and, if H-4431 passes, how the Town could make up the loss of revenue? After discussion, it was decided that time could be set aside in the Strategic Planning Workshop to discuss the Town’s options.

Ordinance 2020-01 – Town Administrator Cronin stated that Ordinance 2020-01 adopts a second amendment to the Planned Unit Development of the Village at Seabrook. The Town Administrator remarked that Council had given approval on first reading to this ordinance at the January Town Council meeting and second reading will take place at the February Town Council meeting. A Public Hearing for comments will be held before the February Town Council meeting and residents are also able to provide comments on the Town’s website. Town Administrator Cronin reported that all property owners in the Village had received a letter notifying them of the ordinance and how they could provide comments.

Ordinance 2020-02 – This is an ordinance amending the Town Code pertaining to the discharge of firearms with Town limits. The purpose of this ordinance is primarily to amend Council’s ability to authorize an exception to the prohibition of firearms. Currently, an exception can be made for the deer management program, but this ordinance would broaden that to a wildlife management program and to animals that pose a threat to public safety. Town Council would still have to approve any discharge of firearms by resolution. This ordinance will also be on the February Town Council agenda and a Public Hearing will be held before that meeting.

Ordinance 2020-03 and Ordinance 2020-04 – These two ordinances are to rezone two properties – 2561 High Hammock Road and 3062 Seabrook Island Road – from Single-Family Residential District to the Agricultural-Conservation District. The Greenspace Conservancy has turned over both properties to SIPOA. Both ordinances will be going to the Planning Commission for their review and recommendation before first reading at the February Town Council meeting.

There being no further business, the meeting was adjourned at 3:48 p.m.

Date: February 25, 2020



Town Clerk