

**TOWN OF SEABROOK ISLAND
WAYS & MEANS COMMITTEE MEETING
March 10, 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:

Charleston County EMD and SC EMD Response to Coronavirus – Mayor Gregg reported that, on March 6, Charleston County Emergency Management Department conducted a conference call for governmental entities to share information regarding readiness for response to the coronavirus (COVID-19). During that call, representatives of SC Department of Health and Environmental Control (DHEC) referred to a recently added link for COVID-19 at the SC DHEC website as a resource for information concerning the disease and precautions for containing its spread. On March 7, Governor McMaster held a press conference and announced two individuals within the State of South Carolina had tested positive for COVID-19. At the press conference, the Medical University of SC announced establishment of a website link at MUSC Care for COVID-19 to support “virtual care” by medical providers to assist with identification of potential cases of COVID-19 infection. On March 9, it was reported that there were seven presumptive positive cases of COVID-19 infection in South Carolina based on State Public Health Laboratory test results. Currently, these cases have not been confirmed by CDC testing.

Ad Hoc Committee for Potential Regulation of Short-Term Rental – Mayor Gregg stated that, at the February Town Council meeting, he had appointed an ad hoc committee, made up of Councilwomen Finke and Fox, to consider potential regulation by the Town of short-term rentals. Councilmembers were asked to provide suggestions and comments about potential regulation, along with means of enforcement, to the committee after reading a report distributed by Councilwoman Finke. Councilwoman Finke commented that a meeting has been scheduled with Heather Paton, Executive Director of SIPOA, so that she and Councilwoman Fox can better understand what SIPOA is doing pertaining to regulation of short-term rentals. If the Town were to do anything toward short-term rental regulation, it would only be to complement SIPOA’s regulation.

Town’s Request to FEMA for Public Assistance as a Result of Hurricane Dorian – The Mayor stated that the Town was notified on February 19 that FEMA had approved grant funding for Category B, Emergency Protective Measures, as a consequence of costs incurred as a result of Hurricane Dorian. On March 6, the Town received a payment of \$34,293.88 as FEMA’s share of the approved funding. The Town will issue payment of \$29,865.36 to the Seabrook Island Utility Commission for their portion. On March 5, the Town was informed that FEMA had approved grant funding of \$6,396.75 for Category A (Debris Removal) of which the Town will receive 75% of that amount. This amount represents all costs for debris cleanup included in the Town’s Request.

SC DHEC Inspection of Temporary Debris Sites – In response to a request received in January, an inspection of the Equestrian Center site, designated by the Town for temporary debris storage and reduction, will be conducted by SC DHEC on March 20. The Andell Tract site (property behind Freshfields Village) will not be inspected since the property owner does not want the site used until after the 2021 PGA Championship Golf Tournament (May 2021).

Town Council Members:

Skip Crane –

Comprehensive Emergency Plan Update – Councilman Crane reported that he is preparing a summary of recommended updates to the Comprehensive Emergency Plan from the January Disaster Recovery Council (DRC) exercise and will distribute them to DRC members for review and approval.

Disaster Recovery Council Plans – Councilman Crane stated that he is looking into Council participating in the May 27 exercise with Charleston County Emergency Management Department using an earthquake scenario. Council would benefit from participating because they would get practice coordinating communications and resources during a more difficult scenario than the usual hurricane exercises.

Disaster Awareness Day – Town representatives met with Kiawah representatives on Thursday, March 5, to begin planning Disaster Awareness Day. The confirmed date for the event is June 11. Councilman Crane commented that Kirk Brown, FEMA representative from Region 4 Public Assistance Office, has agreed to participate in the event.

Councilman Crane included two memos in Council packets that were for information only:

- A response from an inquiry from Charleston County Emergency Management Department regarding the coronavirus. Charleston County EMDs recent conference call to government entities has updated this information.
- A summary of a telephone conversation between Councilman Crane and a representative from FEMA Region IV Public Assistance regarding what would be considered acceptable documentation for piles of debris, in lieu of waiting for an onsite visit from a FEMA representative, before removal to a debris storage area.

Jeri Finke –

Johns Island Task Force – Councilwoman Finke reported that she had attended a Johns Island Task Force meeting the previous week. The Task Force is currently focused on two projects that would impact the Town traffic wise. The plan is for Sea Island Community low-income housing units to be relocated across Maybank Highway from their current location. These housing units would then be torn down and a high-rise senior living facility would be built. The older residents from the Sea Island Community would be moved into this building and the older units would be rebuilt as low-income housing. There are plans to improve the Maybank/Bohicket Road intersection associated with that project and the Johns Island Task Force supports that. A company wants to manufacture drones in the St. Johns Executive Airport area and, if that took place, would add 140 people coming onto Johns Island via River Road.

Community Promotion Grants – Councilwoman Finke stated that \$5,000 was budgeted for Community Promotion Grants and she has met with Town Administrator Cronin to set up criteria for the process to be followed. An ad hoc committee to review the applications for the grants will be made up of the Town Administrator, two councilmembers appointed by the Mayor and

two community members. The procedure to be followed for applying, the ad hoc committee and the application for the grant will be approved at the March Town Council meeting. Councilwoman Finke stated that the grant program will be advertised that applications for 2020 will be taken beginning on May 6 and that the review process will begin on June 3. After the first year, it will be on a first come, first served basis. Councilwoman Finke explained that there is a difference between non-profit and not for profit organizations and stated that both will be eligible for the grants but that, in all cases, the purpose of the group must benefit the Town. The grants will be reimbursement grants and will range from \$250 to \$1,500. Councilwoman Fox stated that she feels the stipulation of being a reimbursement grant should be stated boldly, not in the last paragraph of the explanation. The Town Administrator added that the Town Attorney had no concerns over the groups providing an invoice to the Town and the Town paying the invoice on behalf of the group. Mayor Gregg pointed out that these grants would be approved by the committee before they come before Council. A resident suggested that the committee might check to make sure the organizations applying for these grants had not sent the same application to multiple organizations.

Pat Fox –

Radio Check – Councilwoman Fox reported that she and Max Willis will conduct a radio test from the Town Hall on March 12 at 1:00 p.m. Town Administrator Cronin suggested that they check the communications equipment before the test to make sure the lightning strike near the Town Hall did not affect any of the equipment.

Barry Goldstein –

Coordinating with SIPOA on Landfall Intersection – Councilman Goldstein reported that he had met with Steve Hirsch, engineer for SIPOA, to update him regarding potential work by the Town on its portion of Seabrook Island Road and to find out what improvements SIPOA might be considering for their roads. Councilman Goldstein stated that SIPOA is interested in the Landfall Way intersection and asked if he could discuss the possibility of reconfiguring the Landfall Way intersection with them and how it would affect what the Town might plan to do. Mayor Gregg stated that the Town's property ends in the vicinity of the crosswalk and anything relating to where the intersection is now is not Town property. Town Administrator Cronin responded that, if the intersection were reconfigured, the change might come onto the Town's right-of-way. Mayor Gregg added that there would be no harm in discussing what they plan to do involving the intersection. Councilman Goldstein stated that, after talking to SIPOA, the Town might have a better idea of what they want to do at the crosswalk as far as signage and painting.

Town Administrator Joe Cronin –

Items for Information:

Bike Path Update – The Town Administrator reported that, due to heavy rainfall, repairs to the bike path are behind schedule but the contractor has been working the last few days and is now working near the Town Hall entrance. The plan is to finish the section between the Marina and Freshfields Village as quickly as possible so that section can be opened.

Beach Patrol Update – The Town Administrator stated that beach patrol is scheduled to begin April 1 when peak season leash requirements go into effect. The Town's 800 MHz radios have

been replaced and have been programmed. Beach patrol will use two of the radios and six have been allotted, in case of an emergency, to Council and the Town Administrator. An additional radio has also been purchased for the Utility Commission. All radio equipment, including the HAM radio equipment, will be stored in one section of the cabinets in council chambers.

Traffic Calming Options for the Crosswalk at Landfall Way – Town Administrator Cronin stated that he had contacted Reveer Group about traffic calming options for the crosswalk in front of Town Hall. The consultant has provided the following options:

- Level 1 – Re-apply crosswalk paint to make the crosswalk more visible; add in-road yield sign; add yield paint markings and sign; relocate 15mph sign. (Cost of \$6,000 to \$12,000)
- Level 2 – To Level 1, you could add push-button activated flashing signs and overhead or street-level lighting. (an additional \$15,000)
- Level 3 – To Level 2, you could add a raised “speed table” crosswalk; push-button in-pavement lighting. (an additional \$15,000)
- Level 4 – This level would involve relocation of the crosswalk with demo of old crosswalk, relocation of crosswalk signage and striping, new sidewalk, angled refuge island and other Level 1, 2 or 3 amenities. (\$35,000 plus add-ons from other levels)

Councilwoman Finke recommended doing the minimum for safety at the crosswalk until Councilman Goldstein meets with SIPOA. The Town Administrator suggested doing all of Level 1, move 35mph sign farther toward the traffic circle, add an additional 15mph sign, add a reduce speed ahead sign farther down and take the existing yield to pedestrian sign off the post at crosswalk. The crosswalk at Bohicket Marina could also be painted at the same time. This item will be on the March Town Council agenda.

Action Items for March 24, 2020, Meeting:

Ordinance 2020-03 and Ordinance 2020-04 – Town Administrator Cronin explained that these two ordinances are to rezone two properties – 2561 High Hammock Road and 3062 Seabrook Island Road – from the Single-Family Residential District to the Agricultural-Conservation District. The Greenspace Conservancy has turned over both properties to SIPOA.

Ordinance 2020-05 - This ordinance relates to the use of pedal-assist bicycles on bicycle pathways within the Town. The POA has allowed the use of Class 1 electric pedal-assist bicycles behind the security gate and this ordinance will also allow them on the bike path that leads to Freshfields.

Resolutions 2020 through 2020-13 – The Town Administration explained that these Resolutions are to appoint and commission twelve employees of Island Beach Services as Code Enforcement Officers for the 2020 beach patrol year to enforce the Town’s ordinances on the beach.

Temporary Use Permit – Bohicket Dolphin Slam (April 25, 2020) and Bohicket Invitational Billfish Tournament (May 6-9, 2020) - Town Administrator Cronin stated that he can approve the Dolphin Slam administratively because it is a one-day event; but, because of the length of the Billfish Tournament, Town Council will have to approve that Temporary Use Permit. The Planning Commission will review the Billfish Tournament at their meeting on March 11.

The ordinances, resolutions and temporary use permit for the Billfish Tournament will be on the Town Council agenda in March. A Public Hearing on the ordinances will be held at 2:00 p.m. prior to the Town Council meeting.

Mayor Gregg remarked that one other item that was not on the Ways & Means agenda but will be on the March Town Council agenda is that Dennis O'Neill, the Town's Municipal Judge, will be reappointed for a four-year term.

An island resident expressed his concern for the financial impact of the properties that are being rezoned and deeded over to the POA as these properties never develop and are exempt from Club membership and annual POA dues. He also stated that he thought the Town was in a better position to fund expensive flood mitigation projects because the Town was able to borrow money for 30-40 years and spread the cost over the years to all property owners.

Another resident expressed her appreciation for the Town's efforts to make the Landfall Way crosswalk safer. She stated that she was familiar with a similar situation in another county and that the push button at the crosswalk with the flashing lights seemed to work well in that situation.

Since there was no further business, the meeting was adjourned at 2:52 p.m.

Date: May 26, 2020



Town Clerk